

**THESE ARE THE MINUTES OF A REGULAR PLAN
COMMISSION MEETING HELD ON MONDAY, APRIL 11, 2011,
AT 6:30 P.M. IN COUNCIL CHAMBERS, BROOKFIELD CITY
HALL, 2000 N. CALHOUN ROAD, BROOKFIELD, WISCONSIN**

MAYOR STEVE PONTO IN THE CHAIR

COMMISSIONERS PRESENT: Mayor Steve Ponto, Alderman Mark Nelson, Alderman Rick Owen, Alderman Gary Mahkorn, Commissioner Dean Marquardt, Commissioner Kevin Wahlgren, and Commissioner Paul Wartman

COMMISSIONERS ABSENT AND EXCUSED: None

ALSO PRESENT: Director of Community Development Dan Ertl, Planning Administrator Michael Theis, Neighborhood Planner Jason Williams, Economic Development Coordinator Tim Casey, Economic Development Intern Chris Marx, Community Development Assistant Sherry Nord, Fire Chief Charlie Myers, City Engineer Jeff Chase, Alderman Chris Blackburn, and Alderman Lisa Mellone

4. Presentation of draft plan for *The Development Plan for Brookfield's 124th Street Corridor* and request to schedule a public hearing for the plan and amendments to the 2035 Comprehensive Plan

The last item on the agenda was the presentation of the draft plan for *The Development Plan for Brookfield's 124th Street Corridor* (Plan) and request to schedule a public hearing for review of the plan and its proposed amendments to Brookfield's 2035 *Comprehensive Plan*.

Mr. Jason Williams, Neighborhood Planner, referred to the Draft Plan, which is available in the City Clerk's Office.

Recommendation:

Mr. Williams said staff is seeking approval of the request to schedule a public hearing for amendments to the 2035 *Comprehensive Plan* and direction from Plan Commission as to the content and proposed implementation described in the neighborhood plan.

Mr. Williams said that since the January presentation of the Plan, there have been two focus group meetings and two neighborhood information meetings. The Plan was also presented to the Community Development Authority and the Economic Development Committee.

Mr. Williams said the comments he received from business owners concerned stormwater management both north of Lisbon Road and south of Feerick Avenue.

Mr. Williams pointed out the implementation steps in the Draft Plan, starting on page 28. He noted there will be Community Development Block Grants (CDBG) available in 2012. City staff are considering streamlining the approval process for minor alterations. In the area south of Feerick, Mr. Tim Casey, Economic Development Coordinator, is looking at ways to unify the area through branding.

Mr. Casey said CDBG would target the area north of Lisbon.

Mr. Casey said there are Brookfield Development Loan Fund (BDLF) amounts available to anyone who can use the funds to purchasing new equipment, thereby creating new jobs. He said the business owners south of Feerick were particular receptive to this idea. They feel this can help them be more competitive.

Mr. Williams said that in the area north of Lisbon Road, there were recommendations for re-aligning the roads in the *Neighborhood Plan for Lisbon Road and 124th Street* to allow for assemblage of properties. Mr. Williams said the new Plan recommends that idea be abolished with the caveat that if properties do become assembled, 128th Street may be built.

Mr. Casey added that the reason for re-aligning the roads at the time would have resulted in some companies not having access to the roads from their main entrances and those buildings would have had to alter their buildings in order to have a main entrance from the street – somewhat counter-productive since those business owners would have had to expend funds in order to succeed.

Alderman Nelson said he realizes a lot of work went into this document. He recommended to Mr. Williams that Item 3c should be moved up in the chapter before the sub-areas are discussed. Alderman Nelson also suggested that a thorough executive summary should be released. Mr. Ertl said he thought an executive summary should be produced prior to any public hearings.

- Commissioner Wartman moved to approve the staff recommendation. The motion was seconded by Alderman Mahkorn and passed unanimously.