

**THESE ARE THE MINUTES OF A REGULAR PLAN
COMMISSION MEETING HELD ON MONDAY, JULY 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 Kevin Wahlgren, Commissioner Paul Wartman, and Commissioner Dean Marquardt

COMMISSIONERS ABSENT AND EXCUSED: None

ALSO PRESENT: Director of Community Development Dan Ertl, Planning Administrator Michael Theis, Neighborhood Planner Jason Williams, Community Development Assistant Sherry Nord, Fire Chief Charlie Myers, City Engineer Jeff Chase, Alderman Bill Carnell, Economic Development Coordinator Tim Casey (partial meeting)

7. Request to approve creation of *The Development Plan for Brookfield's 124th Street Corridor* and amend the *City of Brookfield 2035 Comprehensive Plan*.

The next item on the agenda was a request to approve a resolution amending the City of Brookfield *2035 Comprehensive Plan* and creating *The Development Plan for Brookfield's 124th Street Corridor*

Mr. Jason Williams, Neighborhood Planner, **reported:** On June 21, 2011, a public hearing to create *The Development Plan for Brookfield's 124th Street Corridor* and amend the *City of Brookfield 2035 Comprehensive Plan* was held before Common Council.

Discussion focused primarily on the corridor plan proposed amendment to expand the plan boundary east along the north side of Birch Drive to capture additional residential parcels.

The City's position throughout the entire neighborhood plan process was that if neighborhood opposition to this plan boundary expansion existed, the proposed boundary amendment would be dropped from the plan. Given the consensus of opposition to this proposed boundary amendment staff has deleted the boundary expansion provision from the 124th Street Corridor Plan.

In addition, Alderman Carnell requested that the residential parcel along the north side of Birch Drive that was previously included in the plan boundary be removed.

The attached Exhibit A shows the revised plan boundary showing no expansion of the plan boundary and the removal of the residential parcel on the north side of Birch Drive.

No other amendments, revisions or changes were suggested for the balance of the neighborhood plan document, so therefore the draft plan stands as presented to Plan Commission at its meeting held on April 9, 2011.

Attached to this report for your review and recommendation for approval are the following documents:

1. Draft resolution that creates The Development Plan for Brookfield's 124th Street Corridor and amends the 2035 Comprehensive Plan.
2. Exhibit A showing the revised plan boundary and Exhibit B showing the proposed future land use changes.
3. Final draft copy of the corridor plan

The next step would be plan and amendment adoption by resolution at the July 19, 2011 Common Council. Implementation of the corridor plan provisions would take place shortly thereafter.

Recommendation:

Mr. Williams said staff is seeking recommendation for approval of the resolution creating "*The Development Plan for Brookfield's 124th Street Corridor*" and amending *the 2035 Comprehensive Plan*.

Mayor Ponto asked if there were any questions or comments from the Plan Commission.

Alderman Nelson said Mr. Williams needs to clarify the changes on the land use map and he did point out the proposed changes on the future land use map.

Mayor Ponto asked Alderman Bill Carnell if he had any comments.

Alderman Carnell said he appreciates the work the Plan Commission and staff did on the Neighborhood Plan. He believes that this area of the City is as important a gateway as any other entry into the City. He sees this as an opportunity because of the high standards that have been set in the City. Basically he hopes that staff, the Plan Commission, and the Common Council will utilize this opportunity to redevelop that area.

Mayor Ponto asked if there were any questions or comments.

Mr. Ertl said that Mr. Tim Casey, Economic Development Coordinator, was present and available to respond to questions.

Mr. Williams said the properties north of Burleigh are currently zoned Office & Limited Industry. The *2035 Comprehensive Plan* calls for a future land use change in two areas.

- Commissioner Wahlgren moved to approve the staff recommendation. The motion was seconded by Commissioner Marquardt and passed unanimously.