

ORDINANCE NO. 2337-13

By the Plan Commission

AMENDING THE *BROOK HOLLOW TRANSPORTATION AND DEVELOPMENT STUDY – 1990* AND THE 2035 COMPREHENSIVE PLAN

WHEREAS, the City of Brookfield adopted the City of Brookfield 2035 Comprehensive Plan (Comp Plan) via Resolution No. 8095-09; and

WHEREAS, the *Brook Hollow Transportation and Development Study – 1990* (Study) articulates specific access management and traffic circulation objectives for lands in the northeast corner of the Greenfield Avenue/Moorland Road intersection. Access control specified in the Study was applied most recently (May 2012) to review and approval of a new plan and method of operation and certified survey map for First Federal Bank located at 1340 S. Moorland Road. The Study will be applied to the vacant parcel adjacent to First Federal Bank when a development proposal is made. Despite the age of the Study, its access management and traffic circulation objectives remain pertinent. The Study is a component of the *City of Brookfield 2035 Comprehensive Plan* (Comp Plan). Any modification of the Study and the detailed, specific traffic management objectives contained therein requires amendment of the Comp Plan as well; and

WHEREAS, recent land use and development initiatives approved in the City of New Berlin along Greenfield Avenue and modifications to Greenfield Avenue (STH 59) access management including the introduction of a new signalized intersection approved by the Wis. Dept. of Transportation has affected Greenfield Avenue access for properties in the City of Brookfield and differs from the access management specified in the adopted Study. Specifically, the new signalized intersection installed approximately 1,000 feet east of the Greenfield Avenue/Moorland Road intersection will render infeasible the future installation of traffic signals at Vista View Drive and Greenfield Avenue envisioned in the Study. The Vista View Drive intersection will not attain warrants for signalization post new signal installation per WDOT correspondence. Funds currently held in escrow from Century Centre LLC, development of Brookfield Market Place, for the installation of the Vista View signals cannot be used for their intended purpose in the future and can be returned to Century Center LLC. Installation of the new signals and access modifications will be paid for by the developer of lands in New Berlin; and

WHEREAS, on August 12 and October 7, 2013, the Plan Commission engaged in discussion regarding the Greenfield Avenue access and signalization modifications approved by the Wisconsin Dept. of Transportation affecting The Brookfield Market Place shopping center at 15170 W. Greenfield Avenue.

WHEREAS, a public hearing was held on October 1, 2013; and


NOW, THEREFORE, BE IT RESOLVED that the *Brook Hollow Transportation and Development Study – 1990* and *City of Brookfield 2035 Comprehensive Plan* is amended in

association with Greenfield Avenue access and signalization modifications approved by the Wisconsin Department of Transportation affecting The Brookfield Market Place shopping center located at 15170 W. Greenfield Avenue. (See Exhibit A* for the original *Brook Hollow Transportation and Development Study – 1990* plan study area and Exhibit B* for the location of the new signalized intersection on Greenfield Avenue and additional access to Brookfield Market Place shopping center.)

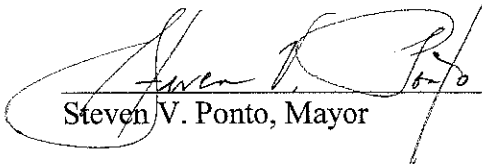
BE IT FURTHER RESOLVED in May of 2014, staff of the City of Brookfield Community Development Department and Engineering Division will ask the Plan Commission to revisit the request to release of funds held in escrow (approximately \$93,500.00) from Century Centre LLC for installation of a signalized intersection at Vista View Drive and Greenfield Avenue if the execution of a Development Agreement and receipt of signalized intersection sureties by the City of New Berlin from WalMart for the signalized intersection depicted in Exhibit B* has not occurred.

BE IT FURTHER RESOLVED by the Common Council of the City of Brookfield that the Plan Commission will use the aforementioned Plan amendments when reviewing development proposals and making land use decisions in this neighborhood.

ADOPTED AND APPROVED _____ October 15 _____, 2013



Kelly Michaels, City Clerk



Steven V. Ponto, Mayor

Publish: October 24, 2013

*Exhibits may be viewed in the City Clerk's Office

- ZONING DISTRICTS LEGEND
- SINGLE-FAMILY RESIDENCE
 - SINGLE-FAMILY RESIDENCE
 - SINGLE-FAMILY RESIDENCE
 - MEDIUM-DENSITY RESIDENCE
 - MEDIUM-DENSITY RESIDENCE
 - LOCAL BUSINESS
 - GENERAL BUSINESS
 - RECREATION
 - RECREATION
 - RECREATION
 - RECREATION
 - SHELTERED HOUSING
 - SHELTERED HOUSING
 - SHELTERED HOUSING
 - SHELTERED HOUSING

BROOKHOLLOW STUDY AREA

BROOKHOLLOW STUDY AREA

EXISTING ZONING AND EXISTING DEVELOPMENTS

July, 1990

ORIGINAL

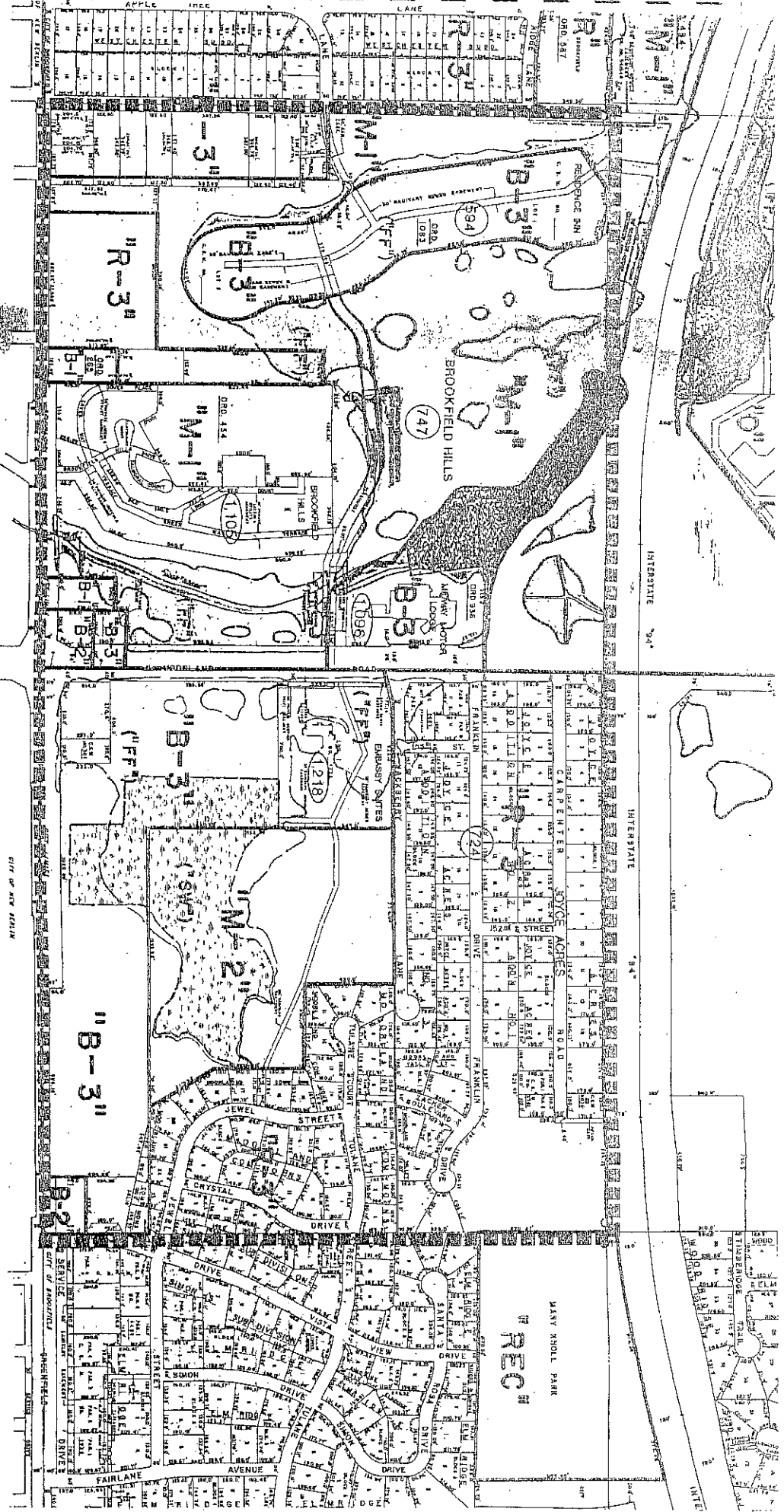
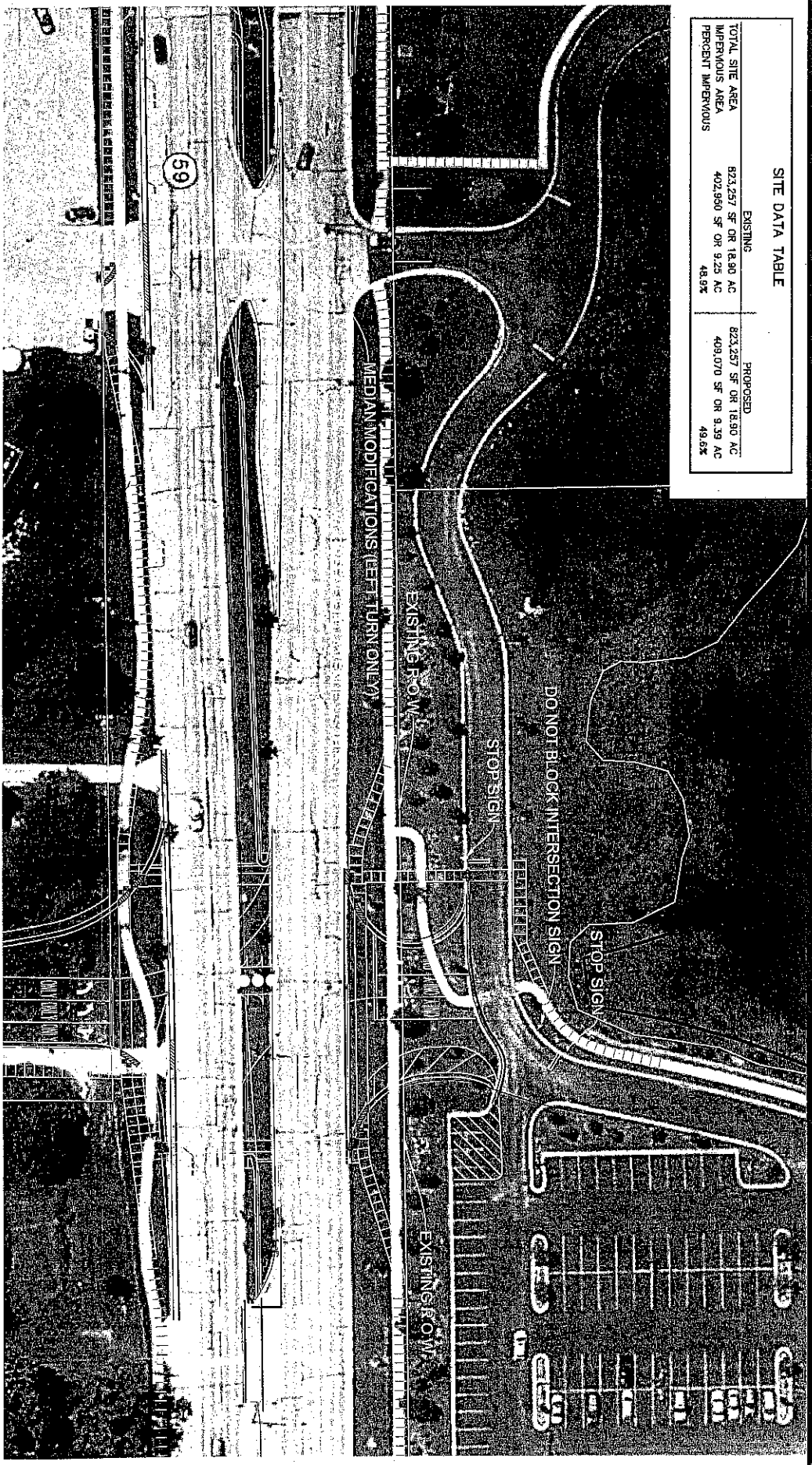


EXHIBIT A

SITE DATA TABLE	
EXISTING	PROPOSED
TOTAL SITE AREA	823,257 SF OR 18.90 AC
IMPERVIOUS AREA	402,990 SF OR 9.25 AC
PERCENT IMPERVIOUS	48.9%
	823,257 SF OR 18.90 AC
	409,070 SF OR 9.39 AC
	49.8%



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DATE

REVISIONS

DRAWN BY

DATE

SCALE

CODE

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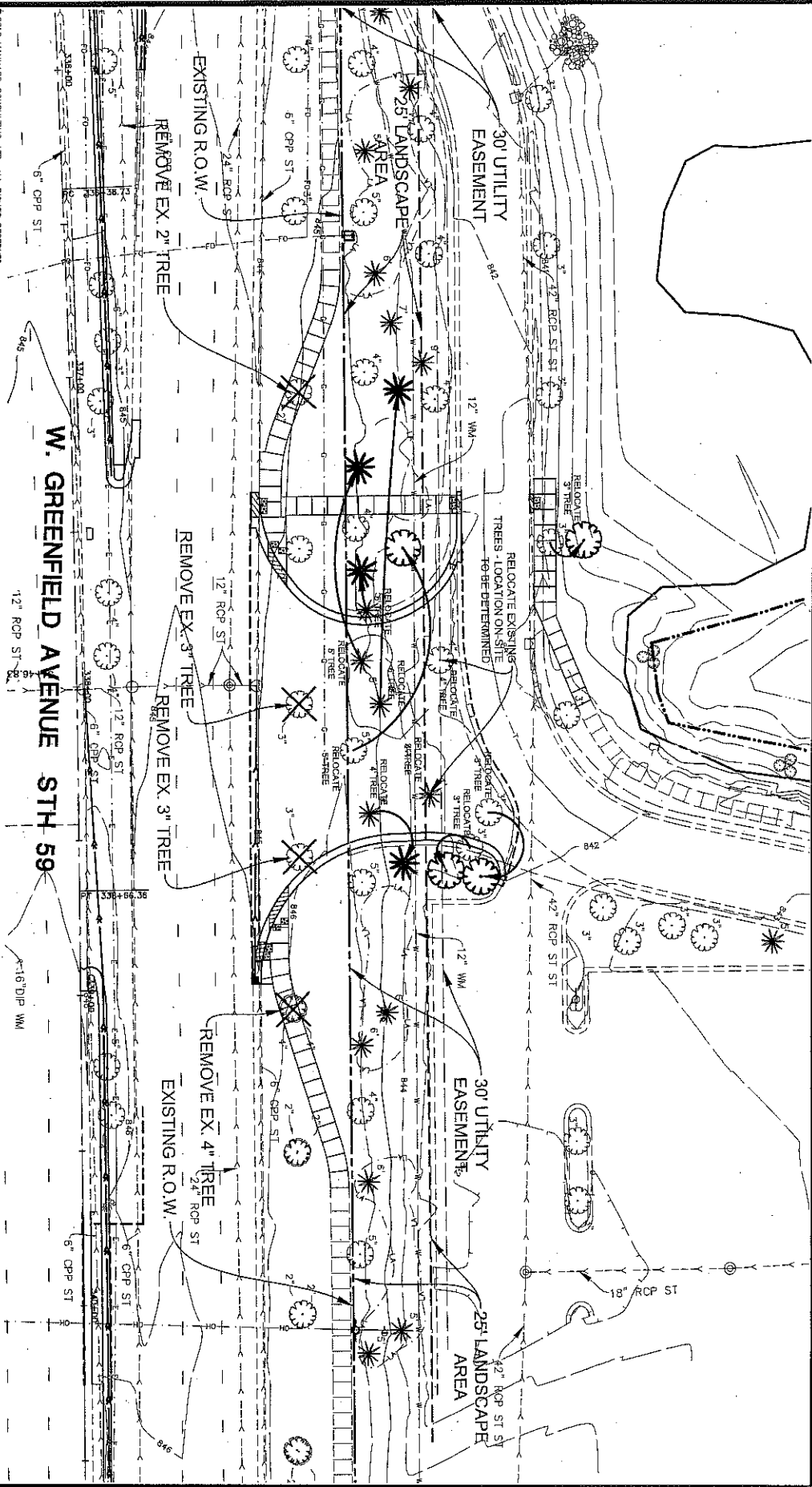
PROJECT

Manhard
CONSULTING

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 2600 Westpark Drive, Suite 100, Westborough, MA 01581
 1000 North Main Street, Suite 100, Madison, WI 53703
 1000 North Main Street, Suite 100, Madison, WI 53703

PROPOSED ROADWAY IMPROVEMENTS
CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN
AERIAL INTERSECTION AND GEOMETRICS EXHIBIT

DRAWN BY: DDK
 DATE: 9-19-13
 SCALE: 1"=50'
 CODE: WALNBW
 PROJECT: 120623



W. GREENFIELD AVENUE STH 59

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DATE

REVISIONS

DRAWN BY



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PROPOSED ROADWAY IMPROVEMENTS

CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN

PROPOSED LANDSCAPE PLAN

DESIGNED BY	DATE	SCALE	COLOR	PROJECT
DKK	9-19-13	1" = 30'	120623	120623