



Bishop's Woods Neighborhood Plan Alternative Site Concepts FAQ's – 06/19/2017

DEPARTMENT OF COMMUNITY DEVELOPMENT

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Why are you creating a Neighborhood Plan for the Bishop's Woods Office Park?

Bishop's Woods is a prominent segment of the Bluemound Road corridor and the City's economic base. A neighborhood plan prepares the office park for reinvestment in line with the City's *2035 Comprehensive Plan* goals; it allows Bishop's Woods to become a *Target Investment Area* (TIA) considering its age, opportunity for redevelopment, and proximity to the *124th – Bluemound TIA*. As the City's largest business park, its future prosperity greatly influences the success of Brookfield's economy and employment opportunities. To view the *2035 Comprehensive Plan* and a description of *TIA*, visit the City's website at <http://wi-brookfield2.civicplus.com/227/Community-Development-Planning>.

Will any trees or greenspace be lost to redevelopment in the Neighborhood Plan?

Preserving the wooded landscape and natural beauty of Bishop's Woods remains one of the guiding principles in the Bishop's Woods Neighborhood Plan. One of the Plan's current goals is maintaining existing trees and greenspace while also proposing the addition of more where possible and select disturbance only where needed to achieve Plan goals.

Do these site concepts represent the only possible options? Are we commenting on which site concept will be the final concept used in the Bishop's Woods Neighborhood Plan?

No, these are preliminary alternatives that demonstrate the different possibilities and opportunities for the future of Bishop's Woods based on research, interviews with local brokers and business owners, and cooperation with multiple governmental agencies. Additional site concept alternatives and revisions may be made using your input.

Can I add ideas and/or suggest removing or altering portions of the alternatives?

We encourage you to discuss the aspects of each concept you find to be favorable or unfavorable. Both concepts were generated with flexibility and the potential to incorporate additional ideas. Submit comments on sheets provided.

The site concepts show paths in the Nature Preserve. Are we converting this into a public park? Are you proposing we clear-cut trees to install these paths?

In both site concepts, the Nature Preserve would remain privately-owned land that is open for use by the public. There would be shared interest and responsibility between the Bishop's Woods property association and the City with the multi-use paths. Citizens and employees currently travel through the woods on a daily basis. The proposed multi-use paths are designed to "direct" how and where these users impact the Nature Preserve and to provide further leverage for future conservation of the woods as a natural amenity in the City. The final location of the proposed multi-use paths would utilize advantageous topography, existing trails, and meander to avoid removing healthy, old growth trees. We are not proposing "clear-cutting" trees in either proposal for path installation.

What uses or zoning changes are planned and are you increasing density?

Depending on the alternative, we are proposing a number of parcels change from the current Office and Limited Industry zoning to one similar to Office and Limited Residential/Commercial District No. 3 at 124th Street and Bluemound Road just east of Bishop's Woods. This change allows for small, office-oriented retail and residential components in Bishop's Woods for mixed-use projects. Based upon research as Brookfield grows, we would evaluate the feasibility of increasing diversity of land uses in Bishop's Woods. These site concepts, however, are designed within existing zoning densities.

Why retail and/or residential uses in Bishop's Woods?

Our market research indicates that these uses are viable within the office park and that allowing the option for these uses to exist within walking distance of the other office properties will increase the marketability and desirability of the overall business park.