



TOWN OF BROOKFIELD

Comprehensive Outdoor Recreation Plan

Adopted 2024



Office of the Town Clerk

Town of Brookfield | 645 N. Janacek Road, Brookfield, WI 53045

Office: 262-796-3788 | Clerk@TownofBrookfield.com

MEETING MINUTES

Tuesday, May 7, 2024

7pm or at the conclusion of the CDA

Meeting, whichever is later.

Town Board

Utility District No. 1

Sanitary District No. 4

Eric Gnant Room

TOB Municipal Building

645 N. Janacek Rd., Brookfield, WI

Item # Topic

1. Call to Order: The meeting was called to order at 7:12pm.
Membership Present: Chairman Keith Henderson, Supervisors Ryan Stanelle, John Charlier, and John Schatzman.
Absent: Steve Kohlmann. A quorum was met 4-1.
2. Meeting Notices. The Clerk confirmed the meeting was publicly noticed on May 3, 2024.
3. Adoption of the Agenda.
 - Motion by Schatzman to approve the agenda; seconded by Stanelle.
Motion prevailed by a voice vote of 4-0.
4. Meeting Minutes:
 - April 16, 2024 Meeting of the TB, UD1, SD4.
Motion by Charlier to approve the April 16, 2024 meeting minutes as submitted; seconded by Schatzman.
Motion prevailed by a voice vote of 4-0.
 - April 29, 2024 Special Meeting of the TB.
Motion by Charlier to approve the April 29, 2024 meeting minutes as submitted; seconded by Schatzman.
Motion prevailed by a voice vote of 4-0.
5. Citizen Comments. *No members of the public requested to speak.*

Old Business: *None.*

New Business:

6. Appointments:
 - Recommendation of Appointments to Town Committees, Commissions, and Boards: The Chairman distributed a list of recommendations for various appointments for board members to consider for approval at the next meeting. He encouraged members to reach out to appointees for discussions if desired. Recommendations for the Plan Commission were **not yet included due to the Chairman's continued work on** reaching out to all members. No motions were made on this portion of appointments.
 - Recommendation and Consideration of Annual Appointments. The Chairman, Administrator, and Clerk confirmed pending revisions to the annual appointments list in that a few incorrect date spans for prior appointees has been updated (such as a term of 2022-2024 being updated to read 2023-2025) and that additions have been made to the list including recognition of the appointment of the Planner, Commercial Plan Reviewer, Building Inspector, and Engineer.

Motion by Stanelle to approve the updated listing of annual appointments with the discussed changes; seconded by Charlier. Motion prevailed by a voice vote (4-0).

7. **Operator's License Review:** Consideration of an appeal by Jamie Vretenar on March 12, 2024 license denial.

The Clerk shared that she had followed-up in communication with the applicant on multiple occasions to discuss the appeal option or to receive documents from the applicant related to her request for appeal. Due to not having received any communication recently nor the documents anticipated, the Clerk recommended that the Board postpone a final decision to allow the applicant another opportunity to appear.

Motion by Charlier to lay the item on the table; seconded by Stanelle. Motion prevailed by a voice vote of 4-0.

Departments, Boards, Committee / Commission Reports and Recommendations:

8. Treasury: Review of Vouchers and Checks.

The Administrator confirmed that the 2023 commission membership payments are included in this package, and the Clerk confirmed that the poll worker payments list should be complete in the next few days. The Chairman noted that the new police car was purchased and that Great Lakes Roofing was paid for some unexpected repairs needed due to leaking.

Motion by Schatzman to approve the payments as presented; seconded by Stanelle.
Motion prevailed by a voice vote of 4-0.

9. Parks: Adoption of the 2024 Comprehensive Outdoor Recreation Plan.

The Planner and Parks Director were present to discuss the proposed plan. The plan must be updated every five years so that the Town can remain grant-worthy in the future. Schatzman asked for confirmation that ADA requirements were observed in the plan and the Planner confirmed that an ADA expert did review the proposal. Board members asked about whether the Town is responsible for ensuring the plan conforms with various laws or policies and what type of liability there is if the plan is somehow not in conformance; they were advised by the attorney that approval of the plan would be advisory and demonstrates that if there were any kind of deficiency, the board is at least attempting to document and be aware of its facility and recreation offerings and that the plan provides a guideline for what is known or expected when improvements or changes are considered.

Motion by Charlier to adopt the 2024 Comprehensive Outdoor Recreation Plan; seconded by Stanelle.
Motion prevailed by a voice vote of 4-0.

10. Plan Commission: Recommendations from the April 23, 2024 Plan Commission Meeting.

Eagle's Nest Condominiums: The Plan Commission has recommended preliminary and final approval of the request by Scott Bence (JBJ Develop, L.P.) for of the continuation of the **Eagle's Nest Condominium Project with updated** building plans, located at Eagle Drive and Aerie Circle, off of Brookfield Road (BKFT1124974016) with the notation also recommending that a building schedule be proposed to the Town Board.

The Planner introduced the project as being a 2008 original proposal for 42 units that were never completed due to the economy at the time. There are seven pad-ready condo lots available for construction to be added to the two buildings existing on the southeast side of the property. The building materials have changed slightly over the years but are as close to the same as they could be. At the PC and ARC meetings, the applicant brought in samples to show similarity.

The applicant is seeking to begin construction on Building 9 first and immediately, which is a 6-unit. Some buildings will be 6-units or 5-units. The building schedule (handed out at meeting) would then proceed with buildings 8, 7, 5, 6, 4, and 3 between spring 2024 and spring 2027. The idea of having a **developer's agreement was discussed and is recommended. The developer is seeking to start on Building 9 even while a developer's agreement may be in process.**

It was confirmed that all sewer and water is intact and has been videoed as needed. Stormwater management was discussed by the developer, department, planner, administrator, and board and determined that there should be no HOA issues and that finishing the buildings with the appropriate grading will improve the topography grading in accordance with the original development plan. The Chairman clarified with the attorney that there will be a phasing

plan in the developer's agreement that will require certain performance by certain dates, that there is no need for a letter of credit because no public funds are being used, that a non-annexation agreement and landscaping bond will be required. It was then confirmed to the developer that he does not have to come back to the board for subsequent approval once the attorney approves. The Attorney stated he will make it a priority to get a **developer's agreement** together.

Motion by Stanelle to approve **the plan as presented, contingent upon inclusion of a pending developer's agreement with timelines, a non-annexation agreement, and landscape bond being approved and verified by the Town's attorney;** seconded by Charlier.

Motion prevailed by a voice vote (4-0).

11. Water & Sewer: Update and Change Order on Poplar Creek Interceptor Relining.

The Sanitary Superintendent reported that the spring rains have caused delays on the project, for example, May rain in the first week was already double the normal rainfall typical for May. The third section of the relining has been started and weather permitting, there will be two more sections to complete, one per week. The retention pond is up 1.5 inches and there are more leaks of gushing ground water than anticipated, which is addressed by one of the change orders proposed. On Barker Rd. there is a situation with a lot of seepage in a deteriorating man hole, causing the \$38k change. Doing this work now saves the town money because the bypass is in place. In another area the property was **supposed to be completed with grass seed but the adjusted schedule didn't allow for that and the owner has requested sod** as a result. The City of Brookfield has its own budget for these types of change orders and has already administratively approved things. The Chairman stated the board should be aware that there is another section to the east that needs work in the next two years and when that happens the city vs. town contribution percentage will be reversed.

Motion by Stanelle to approve Change Order #1 contingent on the city's approval of the same; seconded by Charlier.

Motion prevailed by a voice vote (4-0).

12. Water & Sewer: Iron Filter 3 & 4 Rehabilitation Bids from Bid Opening on May 4, 2024.

The Sanitary Superintendent explained that the equipment is outdated and parts can no longer be obtained. There were two bids and they were close to each other. \$450k was budgeted for this project and there is enough money in reserves to handle the project. The water rate was a first step, and once this project is complete and the PFC is notified, the next rate increase will be allowed on the water side.

Motion by Schatzman to approve acceptance of the lowest responsible bid for the Iron Filter 3 & 4 Rehabilitation project; seconded by Charlier.

Motion prevailed by a voice vote (4-0).

13. Closed Session Notice:

The body may convene into closed session pursuant to Wis. Stat. § 19.85(1)(c) regarding the consideration of employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding:

A. Contract for the position of Fire Chief.

The body may convene into closed session pursuant to Wis. Stat. § 19.85(1)(g) conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding:

B. Possible zoning code enforcement regarding Bluemound Road signage.

C. Licensure or renewal of licensure of alcohol licenses.

The closed session notice was read into the record. Motion by Charlier to enter into closed sessions for items 13A, 13B and 13C as described with the intention to reenter open session prior to adjournment; seconded by Schatzman.

Motion prevailed by a voice vote (4-0).

The board entered into closed session at 8:17pm and returned to open session at 9:00pm.

14. Communications and Announcements.

- The Administrator acknowledged new businesses in the area with recent ribbon-cutting events: HOTWORX (exercise studio) and Strive Integrative Health (chiropractic services).
- The Administrator provided an update on the recent fraud against the town being still under investigation and hopeful for charges to be filed when possible.
- The Administrator announced a retirement party for Fire Chief Andrew Smerz on Saturday, June 29th 2pm-6pm at Bullwinkle's, 18900 W Bluemound Rd in Brookfield, WI 53045. RSVPs should be sent to asmerz@tbfd.org.
- There have been some changes to the Barker Rd. sidewalk plan where the Administrator has proposed a crosswalk in a new position with sidewalk going up the other side of the street and this is in discussion.

15. Adjourn.

Submitted May 15, 2024. Approved by a vote of the Town Board on May 21, 2024.



Deanna Alexander, MPA. Town Clerk, Town of Brookfield

Acknowledgements

Town Board

Keith Henderson, Chairman

John Charlier, Supervisor

Ryan Stanelle, Supervisor

John Schatzman, Supervisor

Steve Kohlmann, Supervisor

Town Staff

Tom Hagie, Town Administrator

Chad Brown, Parks and Recreation Director

Project Consultant

Short Elliott Hendrickson Inc.

501 Maple Avenue

Delafield, WI 53018-9351

262.646.6855

The individuals above, along with other Town staff, committee members, community leaders, and Town residents were instrumental in the creation of this Plan. Short Elliott Hendrickson Inc. (SEH) was retained by the Town of Brookfield to assist in developing this Comprehensive Outdoor Recreation Plan. SEH is a multi-disciplined, professional services firm comprised of 800 engineers, architects, planners and scientists in a full range of transportation, civil, environmental and structural engineering services; urban design, community planning and architectural design; and technology and GIS services.

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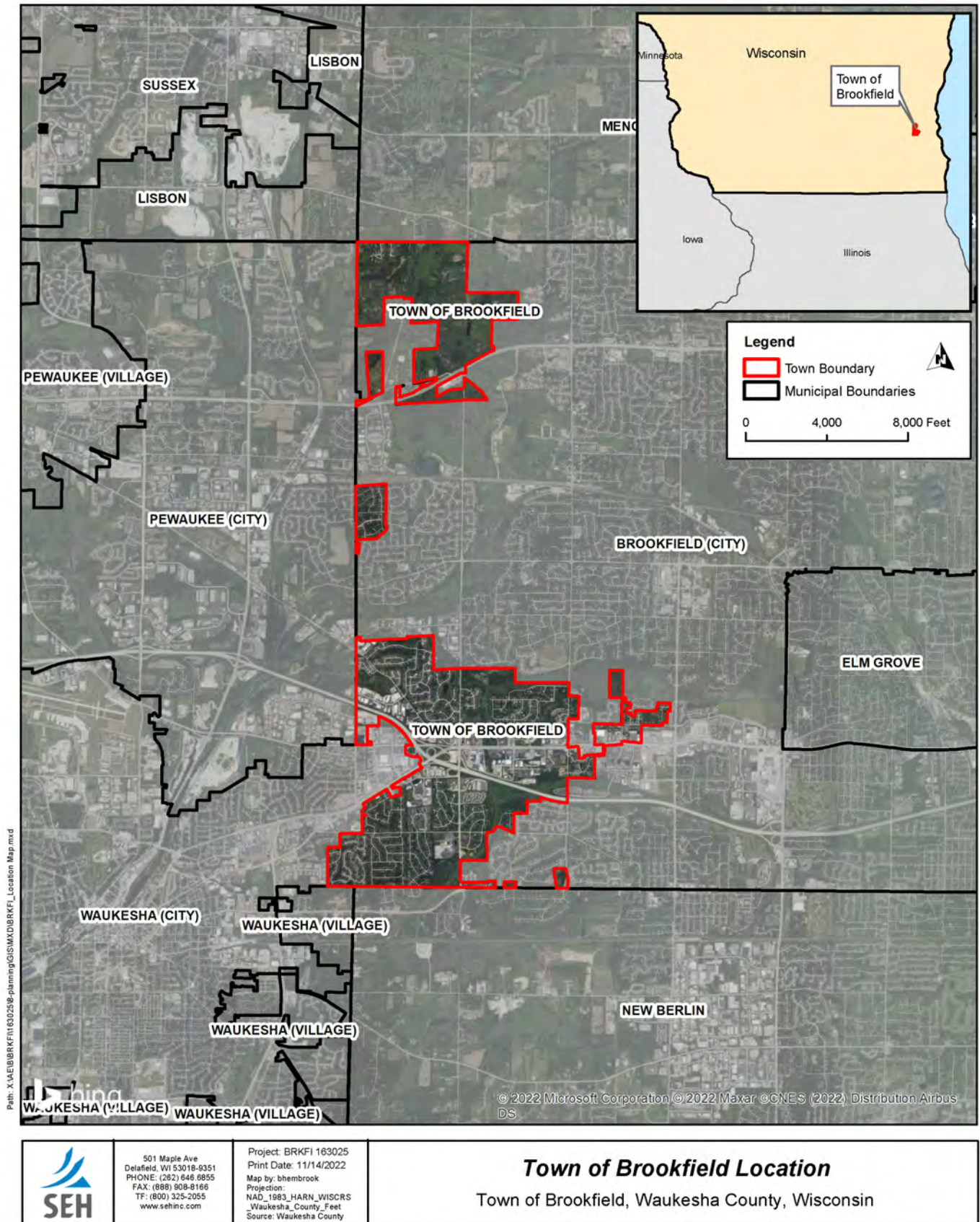
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Chapter 1. Statement of Need / Parameters the Plan will Establish

The primary purpose of the plan is to determine the lands and facilities necessary to provide adequate year-round outdoor recreational opportunities for a variety of leisure time activities for the present and future residents of the Town of Brookfield. The Comprehensive Outdoor Recreation Plan (CORP) encompasses the entire corporate limits of the Town of Brookfield. The Town's corporate limits are shown in Figure 1.1. The plan will also incorporate recommendations from neighboring communities and Waukesha County's Park and Open Space Plan to integrate the Town's plan with the previously completed regional planning efforts.

Figure 1.1. Town of Brookfield



Chapter 2. Goals and Objectives

The following are the goals and objectives developed by the Town for outdoor recreation and open space.

Goal: Maintain an adequate amount of active and passive recreational land to meet future recreational needs.

Supporting Objectives:

- Consider acquiring additional lands for active and passive park development based on current demand, population projections, and natural resource base significance.

Goal: Provide adequate facilities at all parks as dictated by park use and classification.

Supporting Objective:

- Park site development should coincide with the level of service needed to provide adequate facilities for the Town's population.

Goal: Coordinate development efforts and the use of recreational facilities between the Town of Brookfield, local schools, churches, and regional facilities.

Supporting Objectives:

- Encourage increased public use of indoor and outdoor school recreation facilities.
- Encourage cooperative Town/church development projects to help improve and expand recreation opportunities throughout the community in a cost-effective manner.
- Encourage increased public use of indoor and outdoor regional facilities.
- Explore public/private partnership opportunities for new parks and recreational facilities.

Goal: Encourage the preservation of environmentally sensitive areas.

Supporting Objectives:

- Encourage the use of natural features such as floodplains, wetlands, river corridors, and woodlands as passive recreation areas.

Goal: Provide residents with safe and reliable recreation equipment throughout the Town's park system.

Supporting Objectives:

- Maintain existing park equipment to ensure equipment longevity and safety.
- Replace or retrofit equipment not in compliance with Consumer Product Safety Commission guidelines.

Goal: Recognize the potential for new and creative recreational opportunities.

Supporting Objectives:

- Evaluate the demand for new Town recreation programs.
- Discuss the role for new or improved recreational facilities for the Town's park system and recreational programs.
- Proactively plan for future projects and ensure adequate funding is available.

Goal: Use resources to further enhance the quality of the Town's park system.

Supporting Objectives:

- Pursue State and Federal funding programs which can aid in the purchase or development of park system improvements and open space requirements.
- Recognize the potential which exists with other public and private organizations for donations to aid in park system improvements.
- Update the Town's CORP every five years to provide the Town with a period of funding eligibility.
- Review the potential of alternative funding mechanisms.

Goal: Promote the use of winter sport activities using available topography and natural resources within the community.

Supporting Objective:

- Use existing greenways for the development of cross-country ski trails.

Goal: Use the existing municipal park budget to implement the plan.

Supporting Objectives:

- Identify specific projects in the yearly budget using the CORP as a guide.
- Conduct an operational analysis which would evaluate the strengths and weaknesses of the policy-making process, programming and scheduling, revenue, expenses, and staffing.

Goal: Provide residents with an exceptional walking/biking trail system.

Supporting Objectives:

- Develop a trail system which has multiple uses, is handicapped accessible, and connects with other local and County trail systems.

Goal: Involve senior citizens in park development and beautification projects and provide recreational facilities for their use.

Supporting Objectives:

- Provide benches, shelters, and non-intensive sports facilities throughout the community and neighborhood parks within the Town.
- Sponsor senior citizen activities at parks.

Goal: Design recreational facilities to accommodate the needs of handicapped and special needs users.

Supporting Objectives:

- Incorporate ADA specifications into the design of recreational facilities.
- Retrofit existing facilities to meet ADA requirements.

Chapter 3. Definitions

A. Terms

Specific terms and classification standards are used throughout the plan. To clearly understand these terms and classifications, a concise definition must be presented. The following definitions for terms used in this plan include definitions reprinted from the 1999 plan.

Active Recreation Site

A park designed primarily for active recreation of one or more age groups. This type of design may have as its primary feature playfields, playground apparatus, ballfields, ball courts or a combination thereof.

Passive Recreation Site

A park primarily designed for picnicking, walking, and other non-organized recreation interests. This type of facility often emphasizes natural settings and de-emphasizes active recreation areas.

Play Structure

A play system which incorporates a variety of functions such as slides, climbing bars, suspended platforms and railings interconnected in one unit. Structures are usually sized for preschool and elementary users with structure height and apparatus complexity being the determining criteria.

Water-Based Recreation

Those activities requiring the availability of a recreational water supply. Swimming, fishing, boating, and ice skating are examples of water-based recreation.

Service Areas

The zone of influence of a park. Service areas are usually determined by the average distance users are willing to travel to reach a facility. Although usually expressed in terms of service radius, it must be remembered that features such as major traffic arteries and rivers influence the distance users travel. Also, a facility or features of a facility may be unique in the Town, extending the zone of influence of that facility to the entire region.

Chapter 4. Planning Process

A. Description of Process

This Plan is based upon current Wisconsin Department of Natural Resources (WDNR) Standards for the completion of Comprehensive Outdoor Recreation Plans. Additionally, National Recreation and Park Association (NRPA) data and metrics were used to establish the level of service standards for the Town. Regional data was obtained from the Southeastern Wisconsin Regional Planning Commission and population characteristics data was compiled from the U.S. Census Bureau and the Town of Brookfield.

A survey was distributed to the population of the Town through the Town's website and social media channels. The survey and results are presented in Appendix A. The survey will be used to establish the level of service standards for the Town and identify potential future needs by the community.

This plan was reviewed and approved by the Town Board on May 7, 2024.

B. Amending the Plan

Plan amendments will be presented to the Town Board for discussion and consideration.

Chapter 5. Summary of Past Comprehensive Outdoor Recreation Plans

These planning reports were used to ensure that the updated CORP for the Town of Brookfield is integrated with adjacent community, County, and State recreational needs. The intent of the Town's plan is to compliment the park and open space planning of adjacent communities and Waukesha County.

1. Town of Brookfield Bikeway Master Plan, 1997
2. An Outdoor Recreation Plan for the Town of Brookfield, 1999
3. Waukesha County Park and Open Space Plan, 2018
4. Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2019
5. Town of Brookfield Comprehensive Plan, 2022
6. A Park and Open Space Plan for the City of Brookfield, 2018
7. Joint Parks and Recreation Comprehensive Plan, City and Village of Pewaukee, 2020

Town of Brookfield Bikeway Master Plan, 1997

The Bikeway Master Plan was created to guide the orderly development of a bikeway system in the Town of Brookfield that will safely connect residents to high use destinations in the Town of Brookfield; connect neighborhood to neighborhood; and connect to existing and proposed surrounding bikeways. This Plan established the general location and types of facilities needed to complete the bikeway system. Some of the proposed trails in this document were recommended in the Bikeway Master Plan but never completed.

An Outdoor Recreation Plan for the Town of Brookfield, 1999

The Outdoor Recreation Plan for the Town of Brookfield was assembled in 1999. An update was needed to align with the Town's goals and objectives while also complimenting the area plans. This plan builds upon the Outdoor Recreation Plan (1999) with similar goals and objectives.

Waukesha County Park and Open Space Plan, 2018

The purpose of this plan is to act as a guide for the acquisition, preservation, development, and management of park, recreation and open space lands in the County. This plan predominantly focuses on providing land use decisions pertaining to County-owned parks and open space lands, but several recommendations relate to opportunities identified within or near town limits.

The plan identifies the following trails that the Town may consider connecting to in the future:

- Existing Fox River Trail north of the intersection of Springdale Road and Watertown Road,
- Proposed trail along Capitol Drive.
- Proposed trail through the north of Town on existing unused lands, from the intersection of Capitol Drive/Springdale Road to the intersection of Weyer/Town Line Rd, then along Weyer to connect to Lisbon Rd, then along Lisbon to the City, back through unused lands and connecting again near Capitol & Brookfield Rd
- The plan recommends continuing to connect the County trail system to other local and state systems for interconnectivity.

The plan also discussed County Parks and the following items relate to the Town of Brookfield:

- The Town of Brookfield is considered “served” by a County facility based on their per capita and radius standards, those established in the SEWRPC Outdoor Recreation and Open Space Planning Objectives, Principals, and Standards.
- No additional parks are planned and no specific upgrades are mentioned for the parks near the Town, but they are looking to acquire more land adjacent to Fox Brook Park.
- Recommended parkland acquisition does not affect those near the Town.

Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2019-2023

This plan provides recommendations to guide public outdoor recreation policy and planning decisions, the use of Land and Water Conservation Fund money, and other Department of Natural Resources administered grant programs. This plan is designed to both provide a broad overview of issues affecting nature-based recreation as well as include information that the public and decision-makers can use in evaluating local and regional needs and opportunities.

The SCORP identified through public involvement the following:

- Activities in which residents most frequently engage in tend to be those that require little preparation or travel time and can provide a high-quality experience in a limited amount of time. Examples include hiking and walking on trails, fishing, bicycling, dog walking, and bird/wildlife watching.
- Participation rates in popular outdoor activities statewide and reasons people choose to to/not to participate
- A list of regional recreation needs identified for the Town’s area include:
 - » Bicycling
 - » Bird or wildlife watching
 - » Camping
 - » Canoeing

- » Cross County skiing
- » Fishing
- » Gather mushrooms, berries, etc.
- » Hiking, walking, trail running
- » Snowshoeing
- » Picknicking

- The SCORP, Appendix 2, provides population characteristics for the county that show increased growth in the coming decades.
 - » Population projections 2010-2040
 - » Waukesha County is in second quantile for growth – 17% increase
 - » Overall health
 - » Waukesha county ranks the highest in health
- The SCORP, Appendix 8 – Opportunity Analysis Report
 - » Residents in the area wanted more non-motorized trails, primitive camping, and more access to water.

Reasons to get outside	% of respondents
Get exercise	64%
Be with family and friends	55%
Keep physically fit	50%
Observe scenic beauty	49%
Be close to nature	47%
Enjoy the sounds and smells of nature	47%
Get away from the usual demands	40%
Be with people who enjoy the same things I do	31%
Experience excitement and adventure	32%
Experience solitude	20%

Reasons to <i>not</i> get outside	% of respondents
Too busy with family responsibilities	21%
Outdoor recreation equipment is too expensive	18%
Do not have anyone to participate with	17%
Do not have the skills or abilities	16%
Have a physical disability	14%
My health is poor	11%
Places for outdoor recreation cost too much	10%
Too busy with other recreation activities	10%
Places for outdoor recreation are too far away	10%
Do not have enough information	7%

Town of Brookfield Comprehensive Plan, 2022

This plan was created to identify a shared vision among the community's residents, elected officials, and municipal staff. A Comprehensive Plan identifies a community's priorities and provides a comprehensive and integrated set of recommendation to guide the development and redevelopment of the Town. Recommendations were developed from ideas and feedback provided by community residents and leaders through a public survey and workshop.

The Town's Comprehensive Plan asked: What types of developments should the Town encourage in the next 20 years? 75% of respondents thought parks and trails were extremely or very important to promote. A common theme that reoccurred in the open-ended survey questions was that the Town should provide better parks, develop more community spaces and youth recreation, and should consider constructing a community pool.

The Comprehensive Plan identified the following items related to parks and recreation and bicycle and pedestrian accommodations.

- The Town needs to improve and enhance the pedestrian and bicycling network as a safe and convenient method of community connectivity and recreation.
- Future needs include an update to the Comprehensive Outdoor Recreation Plan to determine if future parkland should be acquired or if existing parkland can be enhanced.
- Goals include to "continue to provide the necessary community facilities to support the Town of Brookfield community" and objectives include the objective to "promote opportunities for active recreation."
- A few parks and recreation recommendations include:
 - » Consider installing pickleball courts in Marx Park and/or Wray Park (installed in 2023).
 - » Create community focal points within parks and community facilities to help enhance the sense of place.
- » Consider adding language to the zoning code requiring public parks and/or plazas, or fee in lieu, to be added in mixed-use developments that are larger than five acres.
- » Consider additional funding sources for the Town's parks and trails including state grant funding and developer fees.
- The economic development section lists a goal of an "opportunity to connect the comprehensive plan's economic development component with the parks and open space plan through reinforcing the idea of regular community events."
- Intergovernmental cooperation encourages the opportunity to emphasize working with organizations and other municipalities to connect paths for greater mobility and outdoor use, as well as connecting each other's parks for cross-promotion and use of each other's amenities.
- The land use section stresses the importance of leveraging parks and open spaces during redevelopment/revitalization.
 - » The goals and objectives include providing sidewalks and trails for pedestrian and bicycle use.
- The community survey results showed that over the next 20 years, residents are in favor of promoting parks and trail networks, bike and pedestrian connectivity, public health and an active community, and youth activities.
- Parks and Trails analysis found that only 16.2% of respondents feel that existing bicycle facilities are adequate.
- The Comprehensive Plan Public Workshop listed pedestrian accommodations (difficult to walk/bike between neighborhoods) as the top weakness.

A Park & Open Space Plan for the City of Brookfield: 2035

This plan for the City of Brookfield is intended to assist in promoting environmental stewardship and to assess current and future park, recreation, and open space needs within the City of Brookfield. The plan is further intended to guide the preservation, acquisition, and development of land for park, outdoor recreation, and open space purposes through the implementation over time of the recommendations presented in the plan. There were several recommendations listed that involve areas near or within town limits, including the following:

- Planned extension of the Deer Creek Trail along the north side of I-94 to the Town limits at Brookfield Road.
 - » A gap in the joint trail system exists between Bluemound Road and I-94 along Brookfield Road – no path extension planned by the City here
- Recommended trail connection from Springdale Road to Foxbrook Park.
 - » Connects to a Pewaukee Planned trail and helps connect the north part of the Town to an existing park
- Recommendations include continuing to develop a city-wide trail system.
- No new parks are recommended near the Town.
- Recommending adding more group picnic areas and parking to Mitchell Park – adjacent to Fox Brook park, near the north area of the Town.

Joint Parks and Recreation Comprehensive Plan, City and Village of Pewaukee, 2020

This plan is developed to serve as a guide for both municipalities and provides a shared vision for future park and recreational opportunities. Some of the recommendations included areas that are near or in town limits, including the following:

- Proposed off-road trail along Springdale Road from Capitol Drive to the County Fox River Trail.
- Proposed off-road trail along Duplainville Road to Weyer Road, then along Weyer Road to the Town of Brookfield limits.
- Proposed off-road trail along Capitol Drive, meeting the Town at Capitol/Springdale intersection.

Chapter 6. Description of the Planning Region

A. Social characteristics of the Town of Brookfield and Waukesha County

Population and Size

The Town's population is 6,477, according to the 2020 census. This is an increase of 5.9 percent from the 2010 census. The Wisconsin Department of Administration (DOA) estimated that the 2021 population estimate of the Town of Brookfield is 6,789. The Town land area is approximately 5.06 square miles, thus the population density is 1,280 per square mile, according to the 2020 Census.

Population Trends and Projections

The Wisconsin DOA (Department of Administration) population projections predicts that the Town's population will be 6,555 by 2040, which is an increase of 78 residents from the 2020 census, approximately a 1.1% increase. The Town's population is expected to grow until 2030 and then, slowly decline over time. The DOA projections are, by State Statutes, the official population projections for Wisconsin. The Town is expected to grow at a significantly slower pace than Waukesha County, which is predicted to grow by 12% over the same period. The Town of Brookfield and nearby communities are all experiencing gradual increases in population since the 2010 census. However, the Town has not experienced the overall sustained population growth which Waukesha (city), Pewaukee, New Berlin, and Menomonee Falls have experienced since the 1990's.

Race/Ethnic Background

The Town of Brookfield is predominantly white (83.6%), which is comparable to Waukesha County (85%) and has a relatively high Asian population (7.2%).

Employment/Unemployment

The Town of Brookfield unemployment rate is 1.5%, which is lower than Waukesha County (2.7%). Approximately 3,241 town residents are in the labor force and 55.5% occupations related to management, business, science, and arts occupations.

Age and Sex

The median age in the Town of Brookfield (51.6) is significantly older than Waukesha County (43.2) and Wisconsin (39.5). The Town has less residents under the age of 18 (14.5%) than Waukesha County (21.7%), but significantly more residents over the age of 65 (30.8%) than Waukesha County (18.1%). Approximately 54.6 percent of Town residents are female while 45.4 percent are male.

Economy

Employment is primarily provided by two industries within the town. The educational, health and social services industry provides 19% of all jobs in the town and the manufacturing industry provides 18.3%.

According to the 2021 American Community Survey, the median household income is \$70,556, compared to \$94,310 for Waukesha County, and \$67,080 in Wisconsin. The mean household income in the Town of Brookfield is \$99,167, compared to \$122,526 for Waukesha County, and \$87,733 in Wisconsin.

Table 6.1. Characteristics and Needs of Select Age Groups

Age Group	Description	Characteristics	Types of Park & Recreation Needs
Under 5	Infants, toddlers, pre-school, and kindergarten	Entirely dependent upon others	Playgrounds; splash pads; summer park programs; neighborhood parks; gymnastics and tumbling
5 to 19	School-aged children and young adults	Dependent upon others for lodging, food, education, and most other needs	Athletic facilities; multi-purpose sports fields; BMX/skate parks; disc golf; RC/drone areas; adventure facility (climbing walls, ropes course, etc); ice rinks; summer park programs; youth baseball/soccer; neighborhood parks; teen center; youth fitness/wellness programs; after school programs
20 to 24	Post high school; job and career training (college, trades, military, etc)	Somewhat dependent upon others for certain needs	Ice rinks; music in the park; disc golf; RC/drone areas; adventure facility; martial arts; sports fields/courts
25 to 44	Established adults	Increasing earning and spending potential; traditional child-raising years	Outdoor fitness stations; public art; water features (fountains, reflecting pools); camping; community gardens; yoga/tai chi in the park; softball/volleyball leagues; meeting space for rental
45 to 64	Mature adults	Prime earning years, often 'empty nesters'	Community gardens; outdoor fitness stations; yoga/tai chi in the park; meeting space for rental
65 to 84	Retirement-age	Decreased earning, sustained activity level, increasing healthcare costs	Hiking/biking trails; equipment rentals (kayaks, XC skis, etc); community gardens; senior exercise stations; yoga/tai chi in the park/ dancing; meeting space for rental
85 and older	Post retirement	Decreased earning, spending, and activity level	Community gardens; senior fitness stations; yoga/tai chi in the park; dancing
All ages	-	-	Multi-use trails; pedestrian & bicycle facilities; passive parks; fishing areas; swimming pools/beaches; canoe/kayak launches; music/movies in the park; public art; water features (fountains, reflecting pools); nature center/nature trails; equestrian trails; picnic areas; dog parks/ exercise areas; performing arts facility; multi-generational community; programs for people with disabilities; center; community festivals & special events; arts & crafts.

Note: The information presented in this table are examples of the types of park and recreation needs that may be desired by the given population group. They should not be considered an exhaustive list.

B. Physical characteristics of the Town of Brookfield and Waukesha County

Topography

The topography of the Town of Brookfield consists of rolling ground moraine with hills and ridges interspersed with broad undulating plains and lowlands. As the Town developed, these land features have been manipulated to accept urban land uses. The topographic elevation ranges in the Town from approximately 820 to 930 feet above mean sea level datum. The slope of the lands largely determine the land use capabilities of the land. The lands best suited for active recreation playfields and playgrounds are those that are nearly level or have a gentle slope. Lands with steep slopes are poorly suited for recreation development and therefore should be maintained in natural cover for passive open space and woodland preservation. The lowlands are also poorly suited for recreation development and should be preserved as flood plains, wetlands, and environmental corridors.

Water Resources

In the Town of Brookfield, there are three perennial streams, the Fox River, Deer Creek, and Poplar Creek. Associated with these resources are wetlands, flood plains, and environmental corridors. Wetlands are some of the most valuable natural resources associated with the water resources of the Town. Their values include wildlife habitat, fish spawning and rearing, recreation, attenuation of storm runoff and flood flows and removal of urban pollutants. As part of the storm water management plan completed for the Town of Brookfield, the existing wetlands were inventoried and classified as to their sensitivity to storm water runoff.

Climate

The climate in the Town of Brookfield is characterized by extremes in all the climatic elements common to this latitude of the interior of the North American continent. Air temperatures are subject to large seasonal variations with mean temperatures of 72° in July to 20.9° in January. Precipitation usually takes the form of rain, sleet, hail, and snow. The annual average of rainfall is approximately 30.6 inches. The average annual snow depths range from 24 inches to 66 inches.

Recreational opportunities in the Town must be developed to provide seasonal activities that respond to the typical climatic changes. This would include winter activities that include ice-skating, cross-country skiing, and sledding, spring and fall activities that include hiking, soccer, and football and summer activities that include baseball, softball, biking, swimming, and picnics.

Flora and fauna

The flora and fauna in the Town of Brookfield is generally associated with the existing wetlands and environmental corridors. Pre-settlement vegetation within the Town included a mix of upland and lowland mesic forests and oak openings and dry and mesic prairies. With the urbanization of the Town, only remnants of these presettlement conditions exist.

Wildlife that is typically found within the Township include raccoons, white-tail deer, cotton tail rabbit, gray squirrel, skunk, muskrat, red fox, and opossum. Birds that are typically found in the Township include geese, ducks, pheasant, hawks, herons, owls, swallows, robin, mourning doves, cardinals, blackbirds, starlings, and chickadees, to name a few.

Most of the natural flora and fauna is found within the identified environmental corridors in the Town. SEWRPC has identified these corridors and their generalized natural resource composition in the "Park and Open Space Plan for the City of Brookfield."

Soils

The common soils that exist in the low land areas of the Town of Brookfield are characterized by the Houghton-Palms-Adrian associations and in the upland areas Hocheim Loams and Theresa silt loams. The Houghton-Palms-Adrian association consists of very poorly drained organic soils that are composed of thick deposits of decomposed residue from water tolerant plants. This soil typically occurs in old glacial lake beds. This association has a recreation group classification of 9 which means that the soils are mucky and have a high groundwater table most of the year. The soils cannot withstand heavy foot traffic and the soil limitations are very severe for playgrounds, athletic fields, picnic areas, nature and hiking trails, buildings, and camp sites. Paths, trails, and roads are difficult to maintain, and surfacing may not help firm up these soils.

The Theresa and Hocheim silt loams are characterized by loamy and silty loamy soils with subsoils of silty clay loam over clay loam and underlain by calcareous loam glacial fill. These soils have a recreation group classification of 2 which means that the soils are limited by excess water in only a few places, and they are well suited to many grasses, shrubs, trees, and other plants. Limitations for playgrounds, playfields, and other intensive play areas are slight on slopes of 0 to 2 percent, moderate on slopes of 2 to 6 percent, and severe on slopes of 6 percent or more. Limitations for nature and hiking trails are slight on slopes 0 to 12 percent, moderate on slopes from 12 to 20 percent and severe on slopes that exceed 20 percent. Limitations for picnic areas, parks and other extensive play areas are slight on slopes of 0 to 6 percent, moderate on slopes of 6 to 12 percent and severe on slopes that exceed 12 percent.

Chapter 7. Outdoor Recreation Supply Inventory

A. Natural resources available for outdoor recreation

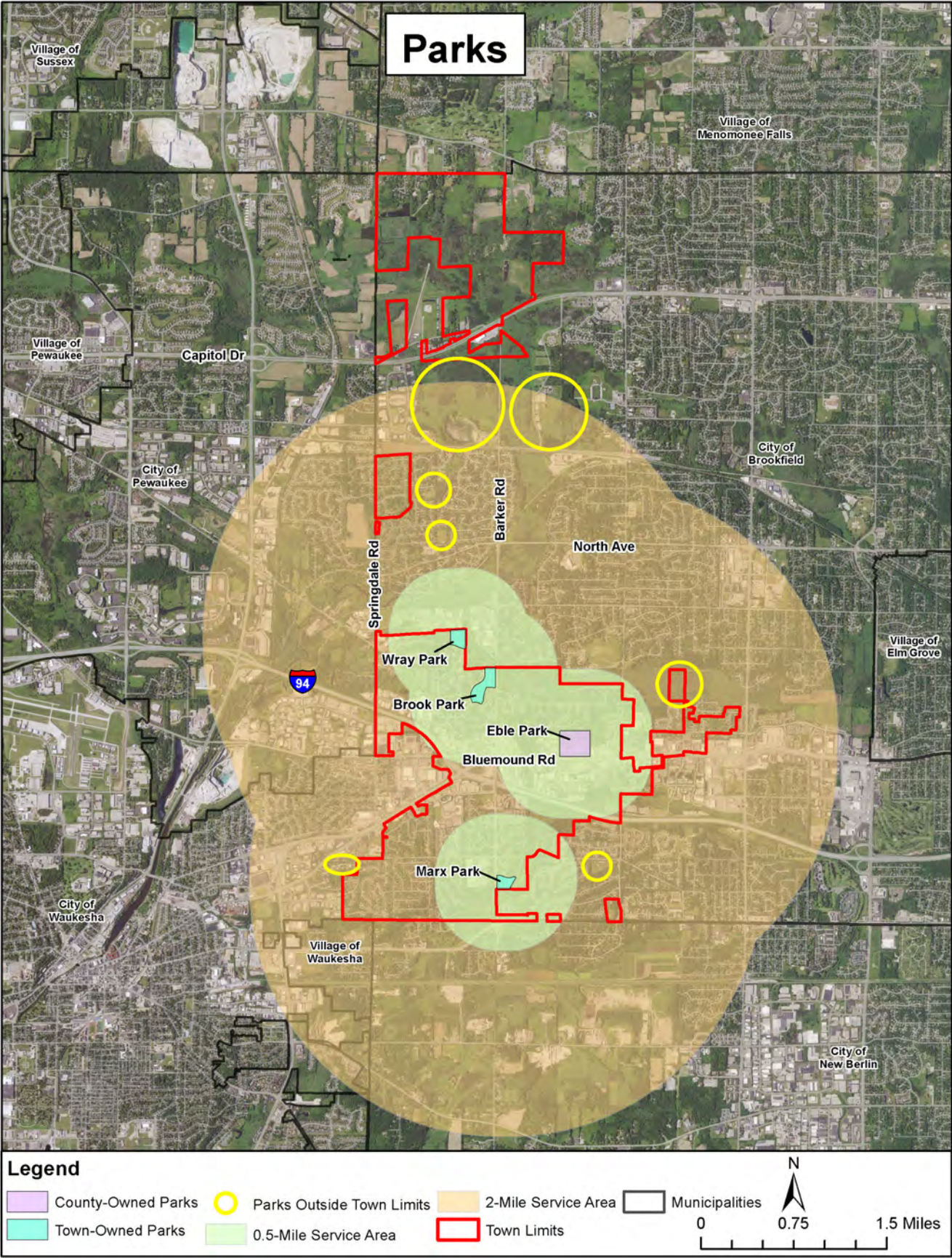
The greatest natural resources available to the residents of the Town of Brookfield are the environmental corridors associated with the Fox River, Poplar Creek, Deer Creek, and Dousman Ditch. Most of these lands are under private ownership, which makes their accessibility to the public difficult. “The Park and Open Space Plan for the City of Brookfield” recommends that environmental corridors and isolated natural areas be preserved in essentially natural, open uses. To provide public accessibility to these corridors, acquisition, donation or dedication of the lands would be necessary. The City’s plan recommends that the Deer Creek corridor, the Dousman Ditch corridor, the Poplar Creek corridor, and a portion of the Fox River corridor be attained by the aforementioned processes. If this is accomplished, the recreational opportunities for the Town’s residents will be greatly enhanced.

B. Outdoor recreation facility inventory

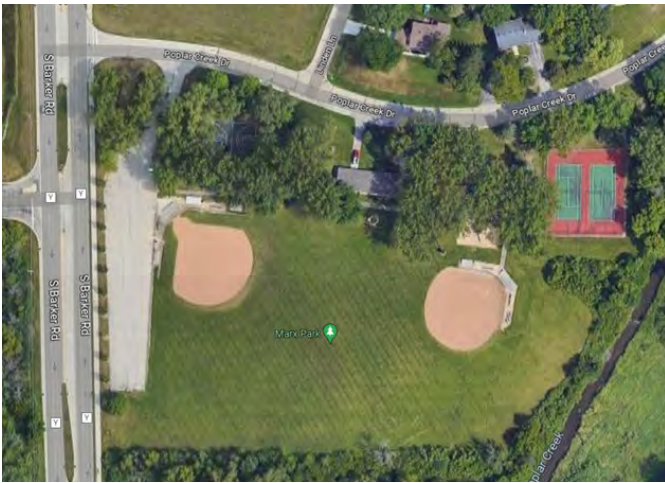
Sites

The Town of Brookfield currently contains seven identified park sites that total approximately 123 acres. Approximately 25 acres are developed as active recreation use areas, 32 acres as passive recreation areas, 9 acres associated with a school, and 35 acres owned and operated by Waukesha County. The Town of Brookfield owns and maintains Marx Park, Brook Park, and Wray Park. In addition to the parks mentioned below, there are several parks in neighboring communities that serve Town of Brookfield residents. The following parks are located within proximity to town limits: Rolling Meadows Park, Weston Hills Park, Camelot Park, Canterbury Hills Park, Fox Brook Park, Mitchell Park, and Hill Crest Park.

Figure 7.1. Parks Located in Town of Brookfield and Nearby Parks



Marx Park



Marx Park is an 18-acre neighborhood park. This park is developed as an active recreation area that provides the following amenities:

- Baseball field
- Softball field
- Basketball court
- Tennis courts
- Two playground structures
- Covered shelter with, restrooms, water, and electricity
- ADA accessibility
- Horseshoe pits
- Cornhole
- Grills
- Picnic tables
- Parking

This is the Town's most popular park and is used heavily for wedding receptions, graduations, family reunions, and other family functions. The outfields of the ball diamonds are used for soccer fields. Park hours are 6:00am – 10:00pm.

Brook Park



This is an 18-acre neighborhood park within the Brook Park Estates Subdivision. The park is undeveloped and primarily functions as a picnic area. The area is subject to seasonal flooding by Poplar Creek and features a large water feature which is considered a storm water detention pond. Park hours are 6:00am – 10:00pm. Amenities include:

- Two fishing ponds and Poplar Creek (WI fishing license required)
- Picnic tables
- Greenspace
- On-leash dogs allowed

Wray Park



Wray Park is an 11-acre neighborhood park. This park is developed as an active park site with the following amenities:

- Two playground Structures
- Port-o-potty
- Baseball field
- Nature walkway
- Basketball court
- Detention ponds and Poplar Creek
- Pickleball courts (4)
- ADA playground
- Tennis court
- Parking

The outfield of the ball diamond is used for soccer. Park hours are 6:00am – 10:00pm.

The Richardson School



Richardson School is a 9-acre school facility provides the following active recreational facilities:

- Two Playground structures
- Basketball court
- Play equipment
- Two sandlot baseball diamonds

For the purposes of this study, the school facility will be considered a neighborhood park due to its proximity to developed subdivisions and the assumption that the recreation facilities are used by the neighborhood residents during non-school hours.

Eble Park (County Owned)



This 35-acre regional park facility is owned and operated by Waukesha County. The specific use of this park is an indoor ice-skating rink and wetland preserve.

Poplar Creek Conservancy Area



Poplar Creek Conservancy Area is a 21-acre linear environmental corridor that extends along Poplar Creek from Davidson Road to Bluemound. This is unimproved and is within the primary environmental corridor and flood plain along the creek.

Black Forest Drive Conservancy Area



Black Forest Drive Conservancy Area is an 11-acre linear parcel adjacent to Black Forest Drive. The parcel is undeveloped and zoned as conservancy.

C. Types of Park and Recreation Areas

Table 7.1. Park Categories and Service Area

Park Category	Description	Service Area	Population Served
Community	Community parks serve several neighborhoods and are designed to accommodate all age groups with a variety of active and passive recreation opportunities. These parks are generally larger than neighborhood or subdivision parks, with utilities for water, electricity, sanitary sewer/septic, and stormwater management.	3 miles	2,500 – 10,000
Neighborhood	Neighborhood parks provide active and passive recreation activities and may include open space, walking or multi-use trails, play areas, limited off-street parking, picnic areas, active recreation courts, and open play space. Neighborhood parks generally attract users that reside relatively close to the park location.	1/2 – 2 miles	500 – 2,500
Subdivision	Subdivision parks provide open space for passive and some active recreation opportunities. These parks may contain amenities present in Community or Neighborhood parks, but they are generally smaller in size and primarily serve a subdivision or localized area. Homeowner’s associations or another group of homeowners usually own and maintain subdivision parks through a recorded agreement.	1/8 – 1/2 mile	100 – 500
Special Purpose	Special purpose parks emphasize one or more key features that are unique. Examples of this include community trail systems, a children’s zoo, marinas, fairgrounds, historical features, etc. Access to public waters may be a feature of special purpose parks.	Entire Community	Varies
Undeveloped	Undeveloped parks are open spaces that are accessible to the public and do not have any buildings or other infrastructure. These parks provide recreational areas and help enhance the beauty and environmental quality of a community.	Entire Community	Varies
County	County parks and facilities are generally large and are usually located adjacent to bodies of water or natural resource corridors. They are designed to provide a wide range of active and passive recreation opportunities to several communities and municipalities. These parks accommodate all user ages and generally include distinctive natural features and incorporate nature-based recreation such as fishing, swimming, picnicking, camping, hiking, and boating.	Entire County or Region	> 10,000
State	State parks are designated and designed to provide recreational facilities in a unique natural setting for a wide range of users. State parks usually are located around a significant natural feature and provide extensive facilities, including visitor centers, gift shops, equipment rentals, nature centers, and developed campgrounds. State parks usually have on-site staff and can draw users from a local, state, and multi-state area.	Multi-State Area	> 10,000

D. Facilities and amenities available at each site

See Inventory under each park description above.

E. Current condition of park/recreation areas and facilities on sites

Marx Park

Existing Facilities	Condition
Park Sign	Average
Playground Equipment	Poor to Average
Benches	Poor to Average
Basketball Court	Average
Tennis Court	Average
Gazebo	Average
Picnic Tables	Average to Good
Pavilion	Average
Poplar Creek Access	Poor

Brook Park

Existing Facilities	Condition
Park Sign	Average
Poplar Creek Access	Poor
Picnic Tables	Average
Pond	Good

Wray Park

Existing Facilities	Condition
Park Sign	Average
Playground Equipment	Average to Good
Benches	Poor to Average
Basketball Court	Average
Tennis Court/Pickleball Court	Good
Baseball Field	Average
Bleachers	Average
Dugout Bleachers	Average
Poplar Creek Access	Poor
Pond	Good

F. Current accessibility for persons with disabilities

Wray Park

- Playground facility.

Marx Park

- A shelter and restroom building has been constructed and appears to meet ADA accessibility requirements.
- The ramp to the new play lot appears to exceed the maximum 1:12 gradient.
- The sand surfacing at the playlots is not considered accessible.
- An accessible transfer pad does not exist at the sand playlot.

Brook Park

- There are no accessible pathways developed in this park.
- There are no accessible parking areas developed for this park.

Poplar Creek and Black Forest Drive Conservancy Areas

- There are no developed facilities or accessible pathways at these sites.

Eble Park and Richardson School

- » These facilities were not evaluated for accessibility since improvements to these sites are not under the jurisdiction of the Town of Brookfield.

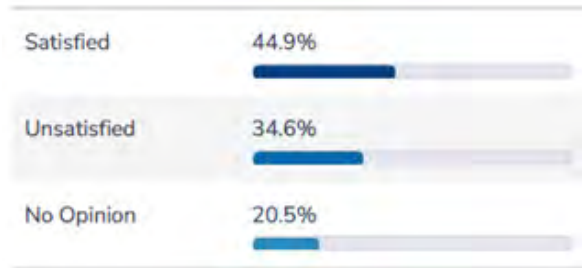
Chapter 8. Outdoor Recreation Needs Assessment



A. Community Survey

A survey was conducted to gather input and feedback. A total of 81 respondents (100% complete surveys, 0 incomplete) participated in the online survey. The following are survey results:

Question 1: How satisfied are you with the current availability of parks and recreation facilities in the Town of Brookfield?



Question 2: Which recreational facilities do you think the Town of Brookfield should prioritize and invest in? (Please indicate a priority level for each activity)

- High Priority
 - » 76% Bike and Pedestrian Trails
 - » 52% Playground Equipment
 - » 35% Food and Beverage Options
- Medium Priority
 - » 58% Picnic Areas
 - » 51% Sports Fields
 - » 38% Pickleball Courts
- Low Priority
 - » 48% Disc Golf Course
 - » 41% Volleyball Courts
 - » 37% Basketball Courts
- Not a Priority
 - » 24% Disc Golf Course
 - » 21% Pickleball Courts
 - » 20% Tennis Courts

Question 3: Which recreational facilities do you think the Town of Brookfield should prioritize and invest in? (Please indicate a priority level for each activity)

Based on the comments provided, here are some prioritized themes for recreational facilities in the Town of Brookfield, along with suggested priority levels for each activity:

Table 8.1. Public input on which recreational facilities should be prioritized.

Theme	Priority Level	Activities
Outdoor Fitness and Sports	High	<ul style="list-style-type: none"> • Batting Cage • Punt, Pass, Kick • Flag Football for Kids/Adults • Adult Softball Leagues • Horseshoe Leagues • Bag Leagues • Disc Golf Course
Park Maintenance and Upgrades	High	<ul style="list-style-type: none"> • Trim Weeds for Fishing Access at Brook Park • Update and Improve Amenities at Brook Park • Repurpose Basketball Court at Marx Park • Upgrade Playground Equipment at Marx Park
Family-Friendly Activities	High	<ul style="list-style-type: none"> • Larger Playground Area • Summer Day Camps • Town Holiday Runs • Gaga Pit
Inclusive and Accessible Facilities	High	<ul style="list-style-type: none"> • Upgrade Current Playgrounds for Accessibility • Remove Old and Unsafe Equipment • Provide Accessible Equipment for All Abilities
Community Gathering Spaces	Medium	<ul style="list-style-type: none"> • Community Events and Gatherings at Marx Park
Dog-Friendly Facilities	Medium	<ul style="list-style-type: none"> • Dog Parks or More Dog-Friendly Parks
Recreational Paths and Sidewalks	Medium	<ul style="list-style-type: none"> • Bike Paths to Hillcrest Elementary School and Wisconsin Hills Middle School • Sidewalks for Pedestrian Accessibility
Winter Activities	Medium	<ul style="list-style-type: none"> • Ice Skating Rink (Outdoor)
Water-based Activities	Medium	<ul style="list-style-type: none"> • Canoeing on Small Rivers • Trim Weeds for Fishing Accessibility • Splash Pad • Swimming Pool

Question 4: Respondents were 93% supportive of developing an interconnected walking and bicycling paths providing access to and from neighborhoods, parks, and key destinations.

Question 5: What trails and connections are needed in the Town to ensure connectivity for bikes and pedestrians?

South Side of Bluemound:

- Connect to neighboring community pedestrian facilities.
- More/safer routes to and from The Corners.
- Sidewalks on Barker Road from The Corners to Foxbrook Park and North Avenue in the City of Brookfield.
- Connect to area schools.
- Clearly marked crosswalks with signage tailored to pedestrians and bikers as needed.

North Side of Bluemound:

- Those of us north of Bluemound would love a safe path to the Corners! Compared to surrounding cities and towns, we feel a lack of anywhere in town to just have a nice walk or hike, unless we're in the road.
- Way to safely get from Davidson/Kossow to the Corners of Brookfield using bike or walking. No safe pedestrian or bike paths to access Barker Road from Swenson.
- Critical need for path along Barker Road (north of Bluemound Road).
- It isn't currently safe to walk or bike north of Bluemound Road.
- Connections for the Brook Park and Hawthorn Ridge neighborhoods.

Please note that these suggestions are based on the comments provided and may need further assessment and planning for implementation.

Question 6: What recommendations or suggestions do you have for improving the three parks: Wray, Marx, and Brook?

Wray Park:

- Allow a dog-friendly area.
- More picnic tables.
- Lower kids' swings – it's hard to load them in up so high.
- Better kayak access.

Marx Park:

- Adding a splash pad and larger playground.
- Schedule more seasonal leagues and competitions.
- Get pickleball courts.
- Update playground and add beer garden/concessions.
- Trim some branches around the basketball court.
- The playground equipment is worn out and needs to be replaced and updated.
- Walking trails around parks that could be used for cross country skiing in winter.
- Needs some upgrades and maintenance.

Brook Park:

- Lakes cleaned out.
- Additional benches, tables, and garbage cans would be great.
- Accessible upgrade playground equipment. Better underlayment – wood chips are so 80's and not good at preventing fall risks. Update parking. Actual bathroom facilities. Outdoor faucets and spigots for dogs.
- The natural environment is cheap to maintain, the built environment is expensive.
- Updated playground equipment.

B. Recreation Facility Standards

In order to determine facility deficiencies, acceptable recreation standards must be compared to the existing recreational facilities and to the population base. Table 8.2 presents the facility standards, as published in the “Park and Open Space Plan for the City of Brookfield,” SEWRPC, 2011, that will be used to evaluate the facility needs for the Town of Brookfield. Use of these standards would be appropriate in order to maintain consistency with the study area.

Table 8.2. Recreation Facility Standards

Activity	Facility	Facility per 1,000 Residents	Comment
Baseball	Diamond	0.10	
Basketball	Goal	1.13	
Ice Skating	Rink	0.15	
Playfield Activity	Playfield	0.50	Football/Soccer
Playground Activity	Playground	0.42	
Softball	Diamond	0.60	
Swimming	Pool	0.015	
Tennis	Court	0.60	
Picnicking	Tables	8.74	

The suggested facility standards are further defined by the National Recreation and Park Association (NRPA) by activity, size, space requirements, orientation and service area (Table 8.3).

Table 8.3. NRPA Suggested Outdoor Facility Development Standards

Activity Format	Recommended Size and Dimensions	Recommended Space Requirements	Recommended Orientation	Service Radius and Location Notes
Basketball Youth	46'-50'x84'	2400-3036 sq. ft.	Long axis north south	1/4-1/2 mile. Same as badminton. Outdoor courts in neighborhood/ community parks, plus active recreation areas in other park settings.
High School	50'x84'	5040-7280 sq. ft.		
Collegiate	50'x94' with 5' unobstructed space all sides	5600-7980 sq. ft.		
Ice Hockey	Rink 85'x200' (Min. 85'x185') Additional 5000-22,000 sq ft including support area	22,000 sq. ft. including support area.	Long axis is north-south if outdoors.	1/2-1 hour travel time. Climate important consideration affecting no. of units. Best as part of multi-purpose facility
Tennis	36'x78' with 12 ft clearance on both ends.	Minimum of 7200 sq. ft. single court area (2 acres per complex).	Long axis north-south	1/2-1 mile.
Baseball	Baselines-90' Pitching distance-60.5' Foul lines-min. 320' Center field-400'+	3.0-3.85 A minimum. 1.2 A minimum	Locate home plate so pitcher is not throwing across sun, and batter not facing it. Line from home plate through pitchers mound to run east-northeast.	1/4-1/2 mile. Part of neighborhood complex. Lighted fields part of community complex.
Little League	Baselines-60' Pitching distance-46' Foul lines-200' Center field-200'-250'			
Football	160' x 360' with a minimum of 6' clearance on all sides.	Minimum 1 .5A	Same as field hockey.	15-30 minute travel time. Same as field hockey.
Soccer	195'-225' x 330' – 360' with 10' minimum clearance on all sides.	1.7 – 2.1 A	Same as field hockey.	1-2 miles. Number of units depends on popularity. Youth popularity. Youth soccer on smaller fields adjacent to fields or neighborhood parks.
Multiple Use Court (Basketball, Tennis, etc.)	120' x 80'	9840 sq. ft.	Long axis of court with primary use north and south.	1-2 miles, in neighborhood or community parks.
Swimming Pools	Teaching-minimum 25 yards x 45' even depth of 3-4 feet.	Varies on size of pool and amenities. Usually 1-2 A sites.	None, but care must be taken in siting life stations in relation to afternoon sun.	15-30 minute travel time. Pools for general community use should plan for teaching competitive and recreational purposes with enough to accommodate 1m and 3m diving boards. Located in community park or school site.

C. Outdoor Recreation Facility Inventory

To provide Town of Brookfield residents with sufficient outdoor recreational facilities and opportunities, quantifying the existing facility base and projecting future facilities needs based upon the facility standards must be completed. The existing recreation facilities in the Town are summarized below.

Table 8.4. Existing Facilities Summary

	Wray	Marx	Richardson School	Eble	Brook Park	Total	Comment
Acres	11	14	9	35	18	87	
Baseball Diamonds	1	1				2	
Basketball Courts	1	1	1			3	
Football Fields			1			1	
Permanent Grills	1	1				2	
Picnic Tables	4	27			1	32	
Soccer Fields	1	2	1			4	Moveable goals
Softball Diamonds		1				1	
Bleachers	3	6				9	
Tennis Courts	1	2				4	
Volleyball Courts							
Pickleball Courts	4						
Horseshoe Pits		1					
Cornhole Boards		1					
Permanent Benches	6	2			1	9	
Ice Skating Rink				X			
Off Street Parking	X	X		X			
Permanent Restrooms		X	X	X			
Outdoor Shelter		X					
Outdoor Pool							None in town
Play Equipment	X	X	X				
Water Fountain (Outdoor)		X					
Portable Restrooms	X						
Trail System							

Note: Poplar Creek Conservancy Area and Black Forest Drive Conservancy Area are undeveloped lands that total 32 acres.

Table 8.5 presents the comparison of the existing facilities with the facility needs standards, based upon 2010 through 2025 population estimates. The table identifies which facility needs have been met and which have not through the year 2025.

Table 8.5. Facility Requirements 2010-2025

Activity	Town Population	2010	2015	2020	2021	2022	2025*	Comment
		6,218	6,126	6,344	6,477	6,480	6,505	
	Total Existing Facilities							
Baseball	1	0.5	0.55	0.58	0.6	0.65	0.65	Facility needs are met
Basketball	3	5.7	6.21	6.58	6.83	7.32	7.35	Facility needs are not met
Ice Skating	1	0.76	0.82	0.87	0.91	0.97	0.98	Facility needs are met
Playfield	4	2.5	2.75	2.91	3.02	3.24	3.25	Facility needs are met
Playground	4	2.12	2.31	2.44	2.54	2.72	2.73	Facility needs are met
Softball	2	3.03	3.3	3.49	3.63	3.89	3.90	Facility needs are not met
Swimming	0	0.08	0.08	0.09	0.09	0.10	0.10	Facility needs are not met
Tennis	4	3.03	3.3	3.49	3.63	3.89	3.90	Facility needs are met
Picnicking	39	44.1	48.04	50.88	52.81	56.64	56.85	Facility needs are not met

The Facility Requirements 2010-2025 table illustrates that some of the facility needs for the Town have been met through the year 2022. For the purposes of this plan, facility needs through the year 2025 were specifically reviewed. For the Town to meet the facility needs for its projected year 2025 population base, an additional basketball court and an additional softball field would need to be constructed. Additionally, seventeen picnic tables would need to be added to the park areas.

The existing facilities at the park sites are in declining condition, though well maintained, and appear to follow the Consumer Product Safety Commission guidelines. However, specific reviews based upon those guidelines of the facilities was not completed as part of this plan. A reprint of the guidelines has been incorporated into this plan as Appendix C and may be used by the Park and Recreation Department to conduct their own safety evaluation.

Chapter 9. Recommendations for Outdoor Recreation Provision

Base local government recommendations for the implementation of outdoor recreation on the results of the supply inventory, needs assessment, and SCORP findings. These recommendations should address two elements: 1) an action plan for future park acquisition and development and 2) a program for future operation and maintenance of the community's park system.

A. Action program—capital improvement schedule (CIS)

Provide an action plan that solves or reduces deficiencies in a community's recreation system. A good plan will identify the actions needed to be taken, where, by whom, and in what time frame. These actions can be identified by formulating a capital improvement schedule (CIS).

A CIS details anticipated acquisition and development for at least a five-year period based upon the needs assessment. For each item listed in the CIS, indicate which year(s) in which the improvement will take place and its location within the park system. Clearly describe the improvement, estimate its cost, and provide a cost breakdown per anticipated funding source.

B. Operation and maintenance

Examine the operation and maintenance responsibilities of the existing park system and review the implications of the capital improvement schedule (CIS) on your community's future operation and maintenance capabilities. Many communities jump head-first into ambitious recreation developments with little, if any, attention to operation and maintenance expenses. Communities often construct excellent facilities, only to have serious problems keeping them open for public use.

A municipality's park system operation and maintenance costs should be organized in a schedule or calendar form. List all work required on a property for each year, by season. Break the list down to individual work items and, below each work item, list the tasks required to complete the work item. The next step is to estimate how much time is required between each task. A final step is to indicate cost estimates for each task, including staffing costs to operate and maintain the park system.

Most successful communities will prioritize major maintenance projects for their facilities and incorporate the projects into a five-year CIS. It would be wise to look beyond a five-year project planning calendar and anticipate major facility needs, which usually occur beyond the five-year period.

C. Funding programs

Table 9.1. Park and Recreation Grant Funding Programs

Funding Program <i>Agency</i>	Description	Maximum Award / Match	Application Due Date
Urban Forestry Grants			
Urban Forestry Grant - Regular <i>WDNR</i>	Program that provides funds for projects related to community tree management, maintenance, or education. Construction projects not directly related to planting, land clearing, or stump removal not directly related to tree planting or removal; and land or boundary surveys or title search, appraisal, sale, or exchange of real property are Ineligible.	Up to \$25,000. Requires a 50-50 Match. Reimbursement program.	Accepted annually between the end of June and early October.
Urban Forestry Grant - Startup <i>WDNR</i>	Program that offers competitive cost-share grants to start or restart an urban forestry program focused on community tree care and management.	Up to \$5,000. Require a 50-50 Match. Reimbursement program.	Accepted annually between the end of June and early October.
Urban Forestry Grant - Catastrophic Storm <i>WDNR</i>	Program that assists with funding for tree repair, removal, or replacement within urban areas following a catastrophic storm event for which the governor has declared a state of emergency under s. 323.10, Wis. Stats. Eligible expense includes cost of services, supplies, equipment, or facilities used for tree repair, removal, or replacement.	\$4,000 to \$50,000. No local match required. 50% advanced payment of estimated costs may be requested by applicant.	Only accepted within 60 days of the date the governor has made an emergency declaration.
Federal Recreation Grant Programs			
Land and Water Conservation Fund (LWCF) <i>WDNR</i>	Federal program administered in all states that encourages the creation and interpretation of high-quality outdoor recreation opportunities. Funds received for this program are split between WDNR projects and grants to local governments for outdoor recreation activities. Land acquisition, development, and renovation projects for public outdoor recreation purposes are eligible. Project must be supported by a local comprehensive outdoor recreational plan.	Up to 50% of eligible costs.	May 1st
Recreational Trails Program (RTP) <i>WDNR</i>	Federal program administered in most states to assist with the development, rehabilitation, and maintenance of recreational trails and trail-related facilities for both motorized and non-motorized recreational trail uses.	Up to 80% of eligible costs, max \$100,000 or \$250,000 every third year. May be used with funds from other state programs.	May 1st

Table 9.1. Park and Recreation Grant Funding Programs (continued)

Funding Program Agency	Description	Maximum Award / Match	Application Due Date
Knowles-Nelson Stewardship Local Assistance Grant Programs			
Aids for the Acquisition and Development of Local Parks (ADLP) WDNR	Program that assists with land acquisition projects and development projects that provide nature-based outdoor recreation. Projects involving the development or renovation of local park and recreation area facilities are eligible.	Up to 50% of eligible costs.	May 1st
Urban Green Space Grant (UGS) WDNR	Program that assists with providing open natural space within or in proximity to urban areas, protect scenic or ecological urban areas from development, and provide land for urban agriculture.	Up to 50% of eligible costs.	May 1st
Surface Water Grants			
Surface Education and Planning Grants WDNR	<p>Program that assists with providing public education about surface waters, assessment of surface water quality, planning for improvement of water and ecological condition, and comprehensive planning projects for a waterbody or watershed to determine condition and quality, identify threats, problems, and causes, while providing strategic direction and timeline for implementation of management objectives.</p> <ul style="list-style-type: none"> • Surface Water Education (up to \$5,000) • Surface Water Planning (up to \$10,000) • Surface Water Comprehensive Planning (up to \$25,000) 	Various funding caps, as included in descriptions 65% WDNR cost share.	<p>Pre-Application due September 15th</p> <p>Final Application due November 15th</p>
Aquatic Invasive Species (AIS) Prevention and Management Grants WDNR	<p>Program with various subprogram grant opportunities that assists with prevention, detection and response, management, and research of aquatic invasive species in surface waters:</p> <ul style="list-style-type: none"> • Aquatic Invasive Species Prevention (up to \$24,000) • Clean Boats, Clean Waters (CBCW) (up to \$24,000) • AIS Population Management (up to \$50,000 small-scale, \$150,000 large-scale) • Early Detection and Response (up to \$25,000) • AIS Research and Demonstration (up to \$500,000 annually) 	Various funding caps, as included in descriptions 75% WDNR cost share.	November 15th

Table 9.1. Park and Recreation Grant Funding Programs (continued)

Funding Program Agency	Description	Maximum Award / Match	Application Due Date
Surface Water Grants			
Lake Monitoring and Protection Network WDNR	Non-competitive grant program that provides annual support to network cooperators for lake monitoring and AIS prevention activities. Eligible network cooperators include counties, federal agencies, tribal governing bodies, and cooperative agents designated by a county.	Per-county funding (2022 - \$18,432.30 Waukesha County) Up to 100% of eligible costs.	November 15th
Surface Water Restoration and Management Grants WDNR	Program with various subprogram grant opportunities that assists with restoration and management of surface waters: <ul style="list-style-type: none"> • Healthy Lakes and Rivers (up to \$25,000) • Surface Water Restoration (up to \$25,000 rivers, \$50,000 lakes) • Management Plan Implementation (up to \$50,000 rivers, \$200,000 lake and watershed) • Ordinance Development (up to \$50,000) • Fee Simple Land Easement and Acquisition (up to \$50,000 river, \$200,000 lake) • Wetland Restoration Incentives (up to \$10,000) 	Various funding caps, as included in descriptions 75% WDNR cost share.	November 15th
General Grants and Aids			
ATV UTV Trail Aids WDNR	Program that provides funding to acquire, insure, develop, and maintain ATV/UTV trails, areas, and routes.	Up to 50 - 100% of eligible costs, depending on project type.	April 15th
Recreational Boating Facilities Grants WDNR	Funding that assists with funding for boating facility projects, including ramps and service docks, purchase of aquatic weed harvesting equipment, navigational aids, and dredging waterway channels associated with launch facilities.	Up to 50% of eligible costs.	Quarterly Deadlines of June 1st, September 1st, November 1st, and February 1st.
Shooting Range Grants WDNR	Program that assists with construction of outdoor shooting ranges, including backstops and berms, target holders, shooting benches, baffles, protective fencing, signs, trenches, gun racks, platforms, restrooms, and other items considered essential for the project by the WDNR. Indoor ranges may be eligible as well, including classroom, storage, and restrooms.	Up to \$75,000 for existing public or private ranges but may be increased depending on total amount of grant requests received. Reimbursement program.	July 15th

Table 9.1. Park and Recreation Grant Funding Programs (continued)

Funding Program Agency	Description	Maximum Award / Match	Application Due Date
Surface Water Grants			
Sport Fish Restoration - Boat Access (SFR-BA) WDNR	Program that assists with construction of motorboat access projects, including boat ramp construction and renovation, parking lots, accessible paths, lighting, and restroom facilities.	Funding varies annually Up to 50% of eligible costs. Reimbursement program.	February 1st
Sport Fish Restoration - Fishing Piers (SFR-FP) WDNR	Program that assists with construction and renovation of fishing facilities and support facilities where the primary purpose is to provide fishing access to the public.	Funding varies of eligible costs. Reimbursement program.	October 1st

D. Existing Park Recommendations

Table 9.2 provides recommendations for improving and maintaining the existing parks located in the Town of Brookfield.

Table 9.2. Park and Recreation Grant Funding Programs

Park Name	Project Description	Cost (\$-\$\$\$)	Timeframe
Marx Park	Upgrade playground equipment	\$\$	Short-Term (0-5 Years)
	Resurface and restripe the parking lot	\$	
	Resurface the basketball court and consider replacing backboards	\$	
	Install internet access and security camera	\$	
	Remove playlot sand and wood chip surfacing and install ADA compliant playlot surface	\$\$\$	Long-Term (>5 Years)
	Rotate basketball court and install sand volleyball court	\$\$	
	Retrofit/expansion of tennis court to include pickleball courts	\$\$\$	
	Create walking trails, gathering space, and creek lookout point as shown on the concept plan (Figure 9.1)	\$\$	
Wray Park	Add picnic tables (5)	\$	Short-Term (0-5 Years)
	Install new baseball benches (4)	\$	
	Install security lighting and cameras	\$	
	Consider expanding Wray Park to include Town-owned land to the west and along Mary Lynn Drive (Figure 9.2)	\$	Long-Term (>5 Years)
	Consider adding walking paths and small picnic area in new portion of the park	\$	
	Install accessible path around ponds	\$\$	
	Construct open air picnic shelter	\$	
	Extend sewer and water utilities to serve park and install accessible drinking fountain	\$\$\$	
Brook Park	Install accessible trail network around the ponds	\$\$	Short-Term (0-5 Years)
	Add park benches facing the ponds	\$	
	Create concept plan for park improvements	\$	
	Install playground/totlot	\$\$	Long-Term (>5 Years)
	Add picnic tables (2)	\$	
Eble Park (County Park)	Discuss potential park opportunities for Eble Park with the County	\$	Short-Term (0-5 Years)
	Consider outdoor ice rink, disc golf, or possible playground	\$	

Figure 9.1. Marx Park Improvements Concept Plan



Marx Park Improvements: Concept Plan

Town of Brookfield WI. January 2024



This aerial map displays a residential area in Brookfield, Wisconsin, with various property boundaries and lot dimensions. The map includes a large blue area representing a body of water or a large lot. Surrounding areas are divided into smaller lots with various dimensions and lot numbers. Key features include 'TOWN OF BROOKFIELD', 'CITY OF BROOKFIELD', 'HAWTHORNE RIDGE HIGHLANDS', and 'HIGHLAND ESTATES'. A 'NOTE VACATED STREET' is also indicated.

Map Details:

- Top Left:** Large blue area with dimensions 298.37', 133.37', 684.31', 135.81', 135.81', 122.53', 8.00', 118.00', 23.84', 199.67', 12.23', 108.04', 108.005', 108.006', 208.87', 11.31', 17.78', 16.03', 10.00', 65.00', 206.46', 198.02', 16.04', 30.82', 185.00', 215.52', 630.36', 290.60', 305.06', 188.32', 250.00', 230.00', 645.79', 250.00', 230.00', 645.79', 250.00', 230.00', 645.79'.
- Top Center:** 'NOTE VACATED STREET' and 'PARCEL'.
- Top Right:** 'HAWTHORNE RIDGE HIGHLANDS'.
- Center:** 'HIGHLAND ESTATES'.
- Bottom Left:** 'TOWN OF BROOKFIELD' and 'CITY OF BROOKFIELD'.
- Bottom Center:** 'MARY LYNN DR'.
- Bottom Right:** 'MARY LYNN DR'.

E. New Park or Private Park Recommendations

The Town should consider exploring opportunities for purchasing land or partnering with property owners to provide recreational opportunities to town residents and visitors. There are also some properties in the town that are mainly comprised of wetlands or sensitive environmental areas that may be better suited to be owned, maintained, and protected by the Town of Brookfield. Please see Appendix E for these property locations.

Table 9.3. New Park or Private Park Recommendations

Site Name	Recommendation	Timeframe
Master Disposal Site (Superfund Site)	Work with current property owner to install walking trails on the site and preserve the natural wetlands and wildlife in this area	Short-Term (0-5 Years)
	Consider sharing maintenance responsibilities	
	Work with City of Brookfield or Village of Menomonee Falls to provide a trail connection to this site	Long-Term (>5 Years)
Poplar Creek Trailway and Recreational Area (Near Corners)	Collaborate with The Corners and Poplar Creek Town Center/Wimmer Communities to offer opportunities for kayaking/canoeing on Poplar Creek	Short-Term (0-5 Years)
Foxhaven Site (Between Watertown and Springdale Rd)	Consider working with or acquiring property from owner and create walking trails and picnic areas	Long-Term (>5 Years)

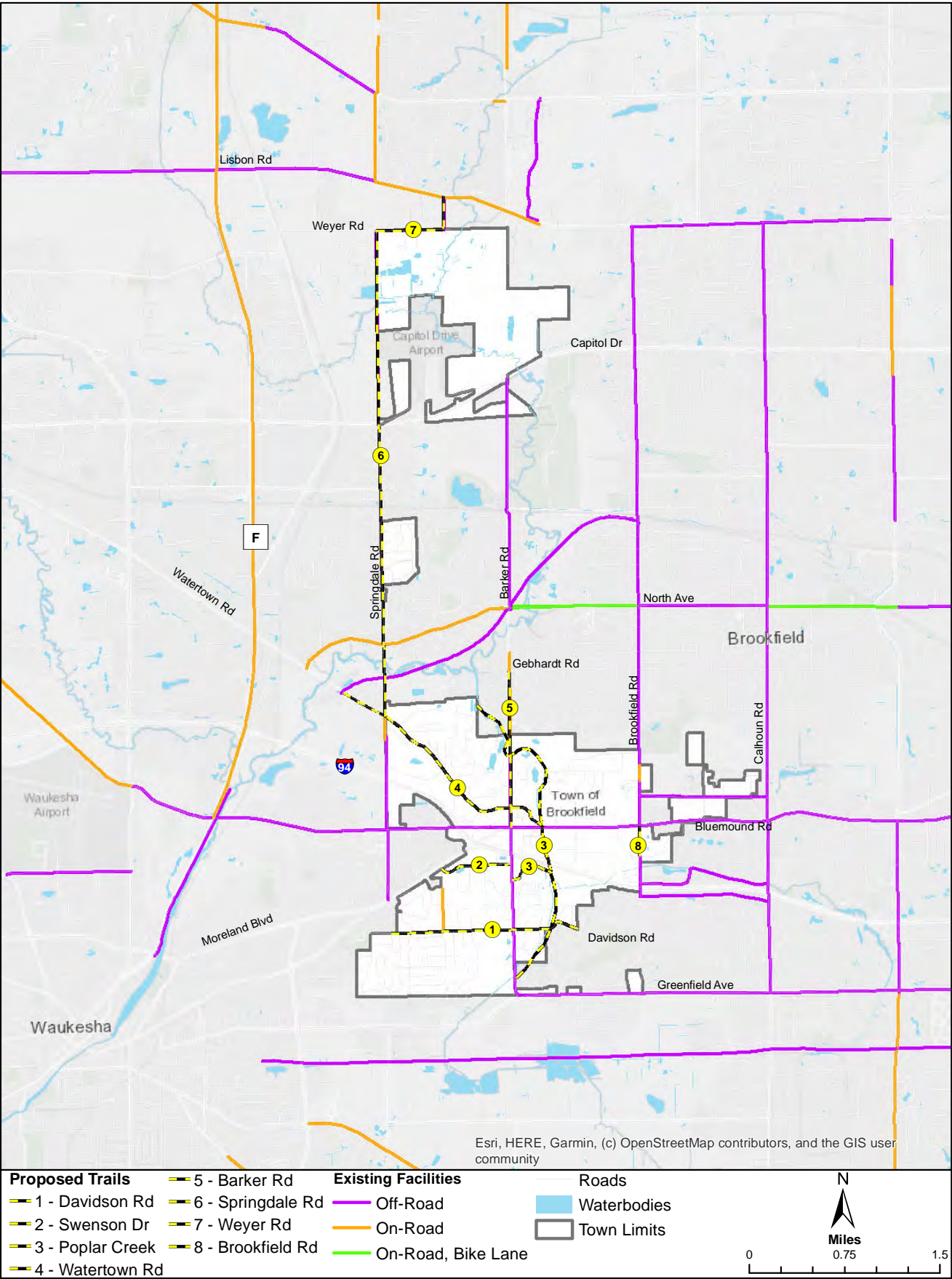
F. Trail Recommendations

Trails provide recreational and transportation opportunities for pedestrians, cyclists, inline skaters or skateboarders, and individuals in wheelchairs or strollers. Trails can provide a safe and accessible route to popular destinations within the Town of Brookfield and encourage people to be more physically active while enjoying the outdoors. Recreational trails can also help conserve and restore natural resources such as water, soil, wildlife, and plants. The Town may also consider adding bike lanes for these proposed routes instead of an off-road trail. Please see figure 9.3 for the proposed locations of these trails.

Table 9.4. New Trail Recommendations

Trail/Route Name (Trail # on Map)	Project Description	Timeframe
Davidson Road (1)	Off-road trail is already proposed, but not funded, to extend on Davidson Road from western town limit to eastern town limit.	Short-Term (0-5 Years)
Poplar Creek Trail (3)	This trail may include paved or natural paths and may include kayak drop-in, drop-off points. This includes connecting Barker Road trail to future Poplar Creek trail via Water Tower Boulevard. Adding route signage or dedicated bike lane may be sufficient.	Short-Term (0-5 Years)
Springdale Road Trail (6)	Coordinate with the City of Pewaukee, Village of Menomonee Falls, and Waukesha County to install an off-road trail along Springdale Road in between Weyer Road and Watertown Road.	Short-Term (0-5 Years)
Neighborhood Route Signage	Install signage along Brook Park Drive to show access to Brook Park and through to the Fox River Bikeway.	Short-Term (0-5 Years)
Swenson Drive (2)	Install a trail along Swenson Drive connecting Moreland Boulevard to the Barker Road trail.	Long-Term (>5 Years)
Watertown Road from Springdale to future Poplar Creek Trail (4)	Install an off-road trail along Watertown Road that will connect the future Springdale Road trail and the future Poplar Creek Trail. This trail is also expected to extend west of Springdale Road to the existing Fox River Trail.	Long-Term (>5 Years)
Barker Road from Bluemound Road to Gebhardt Rd (5)	Coordinate with the City of Brookfield and Waukesha Count to install an off-road trail on Barker Road. Connection with future Poplar Creek Trail should also be considered in order to access town parks.	Long-Term (>5 Years)
Weyer Road (7)	Extend the Springdale Road Trail along Weyer Road to connect with Lisbon Road.	Long-Term (>5 Years)
Brookfield Road (8)	Connect Deer Creek Trail to Bluemound Road to complete off-road trail network	Long-Term (>5 Years)

Figure 9.3. Proposed Trail Map



Policy and Other Recommendations

In addition, there are several additional recommendations that should be considered by the Town:

- Consider requiring parkland dedication fees in lieu of dedicated parkland when reviewing any new subdivisions or any residential development project involving three or more dwelling units.
- Consider adding language to the zoning code requiring public parks and/or plazas, or fee in lieu, to be added in mixed-use developments that are larger than five acres.
- Remove buckthorn and other invasive species from public parks and open space areas to inhibit the spread on public and private property. Consider working with neighboring residential subdivisions to assist with removal.
- Actively remove and replace ash trees located on public property in response to the emerald ash borer infestation. Remove other dead, dying, or diseased trees located in parks and in the public right-of-way, especially trees that are a safety hazard to the public.
- As new parkland and recreational facilities are added, evaluate labor and equipment requirements in order to properly operate and maintain these facilities.
- Consider hiring part-time or full-time employees to assist with maintenance or managing recreational programs.
- Provide ongoing educational opportunities for the Department of Public Works and Parks and Recreation staff to stay up to date on legal liability issues, ADA requirements, athletic field maintenance, safety issues, and other relevant topics.
- Develop a marketing plan to increase visibility of the Parks and Recreation Department.
- Continue to monitor and apply for new grant opportunities to receive funding from State and Federal sources. Consider hiring a grant writing consultant with experience for larger grant opportunities.
- Apply for a grant through the Land and Water Conservation Fund (LWCF) through the Wisconsin DNR, which can be used for a range of projects including establishing baseball fields, pickleball courts, community greenspaces, and preserving natural landscapes.
- Encourage the development of new private/public partnerships which enhance the community's ability to accommodate the demand for public recreational facilities and programming.
- As trail systems are installed, consider installing enhanced crosswalks to increase crosswalk visibility. Work with adjacent municipalities, County, and the State when trails cross highways.
- Consider additional opportunities to generate funds for park and recreation programs and/or development, including rentals, license agreement payments, parkland dedication fees, etc.
- Consider seeking sponsorships and potential naming rights for major parks and facilities within the park/trail system.
- Utilize the Capital Improvement Plan to identify high priority projects and budget accordingly. Improving existing facilities should be considered a higher priority than constructing new facilities. For existing facilities, the following priorities should be given for projects:
 - » Correct health and safety hazards
 - » Meet ADA guidelines and standards
 - » Upgrade deteriorating or deficient facilities
 - » Modernize outdated facilities

- Encourage requiring sidewalks or trails for any new residential subdivision or development project.
- Continue to acquire and preserve high quality environmental corridors, wetlands, and open space through subdivision dedication and outright purchase.
- Update the Urban Forestry Management Plan Update by 2027.
- Continue to prioritize street tree planting/replacement.
- Update this Comprehensive Outdoor Recreation Plan every five years to provide the Town with a period of funding eligibility.
- Consider installing “Ninja playground” instead of traditional replacement equipment.
- Review the Wisconsin Bicycle Facility Design Handbook when planning and designing future bike lanes and off-road trails.
- Consider adopting a complete streets policy and all new road projects or reconstruction projects should consider pedestrian and bicycle facilities.

Appendix

Appendix A: Survey Results

Appendix B: Waukesha County Park and Open Space Acquisition Plan

Appendix C: Zoning Map

Appendix D: Future Land Use Map

Appendix E: Potential Park or Private Park Location Maps

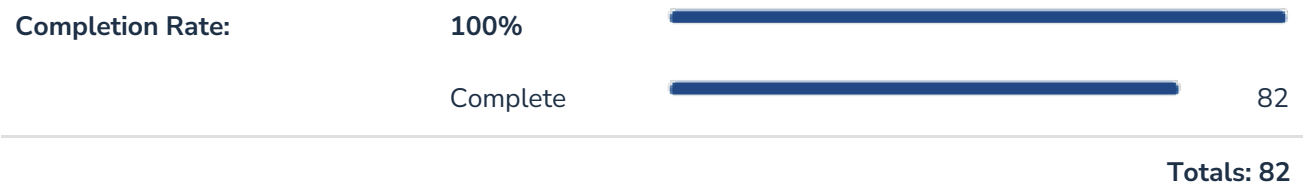
Appendix F: Marx Park Concept Plan

Appendix A:

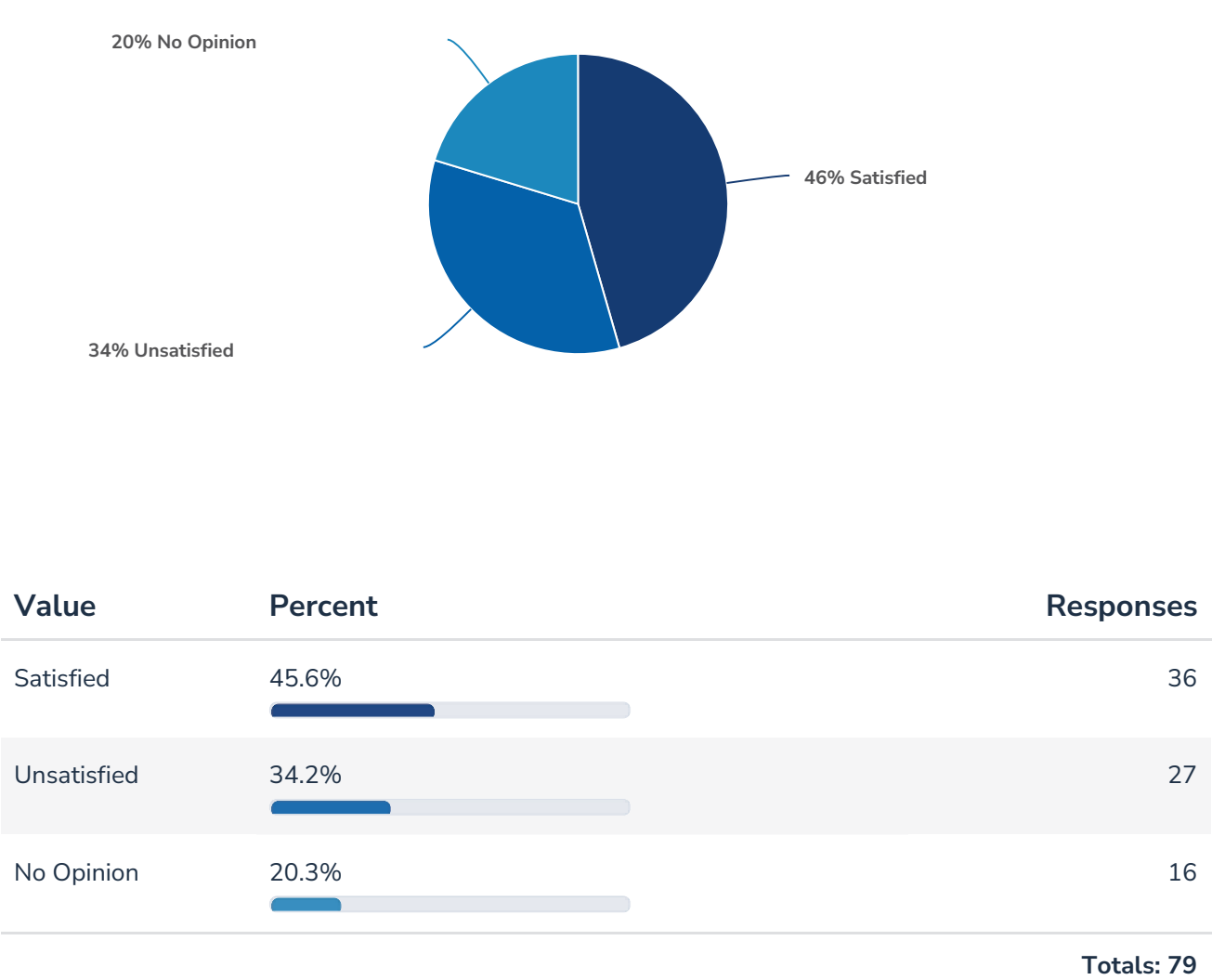
Survey Results

Report for Outdoor Recreation Plan

Response Counts



1. How satisfied are you with the current availability of parks and recreation facilities in the Town of Brookfield?



2. Which of the following recreational facilities do you think the Town of Brookfield should prioritize and invest in? (Please indicate a priority level for each activity)

	Low	Medium	High	Not a Priority	Responses
Pickleball Courts					
Count	20	31	13	17	81
Row %	24.7%	38.3%	16.0%	21.0%	
Tennis Courts					
Count	25	30	9	16	80
Row %	31.3%	37.5%	11.3%	20.0%	
Cross Country Ski Trails					
Count	25	25	18	12	80
Row %	31.3%	31.3%	22.5%	15.0%	
Picnic Areas					
Count	13	47	14	6	80
Row %	16.3%	58.8%	17.5%	7.5%	
Food & Beverage Options					
Count	22	22	28	8	80
Row %	27.5%	27.5%	35.0%	10.0%	
Volleyball Courts					
Count	33	24	7	16	80
Row %	41.3%	30.0%	8.8%	20.0%	
Bike & Pedestrian Trails					
Count	5	13	61	1	80
Row %	6.3%	16.3%	76.3%	1.3%	
Disc Golf Course					
Count	38	17	7	19	81
Row %	46.9%	21.0%	8.6%	23.5%	
Playground Equipment					
Count	8	29	41	2	80
Row %	10.0%	36.3%	51.3%	2.5%	
Basketball Courts					
Count	29	31	9	10	79
Row %	36.7%	39.2%	11.4%	12.7%	
Sports Fields					
Count	17	41	16	6	80
Row %	21.3%	51.3%	20.0%	7.5%	
Totals					
Total Responses					81

3. What additional recreational activities NOT listed above should the Town consider investing in? (Please describe below)

ResponseID	Response
2	N/A
4	Batting cage Canoe the small rivers Trim the weeds so we can fish easier. Better scheduling options the year round Outdoor fitness Punt pass kick Flag football for kids / adults Adult softball leagues Horse shoe leagues Bag leagues Summer day camps at Marx Town holiday runs
5	Swimming pool. Splash pad.
6	Splash pad be top pick Pool Hiking and bike trails around a park Larger playground area
14	Just need a disc golf course
16	Dog parks or more dog friendly parks
18	Not just adding playgrounds but also upgrading the current facilities - get rid of the old cracking equipment, remove the barely there woodchips, add accessible equipment for all abilities. Marx park playground is a joke. We drive miles to not go there with three kiddos (5,3,1) bc it's not accessible and we live off Davidson!
21	Skate park is a great way to attract families to the area.
22	A Gaga pit would be fun. And a temporary outdoor ice rink would be amazing.
28	Do something with all the space at Camelot park!!
29	None
31	Bike paths to schools would be great- we love to bike to school but they aren't all easily accessible
32	Ice rinks :)
33	Camelot Park is in significant need of an update. The sunken ice rink is useless and can be repurposed. The playground equipment is not the safest and most up-to-date.
34	Please consider looking at Camelot Park's amenities and sprucing it up. There are so many families with kids in the surrounding neighborhoods that use the park but would love to have more recreational activities available.
35	Splash pad
37	Camelot park is rusty and desperately needs updating. The surround neighborhoods are filled with kids and it's always busy there

ResponseID Response

38	The ice skating rink at Camelot park
39	N/a
42	We need sidewalks!! There is a lot of development along Barker Road but no sidewalks/shoulders/bike lanes north of Bluemound or in Watertown Road. Those areas need to be made safer for pedestrians. Make the TOB walkable for residents
43	Put in some sidewalks!!!
45	None
46	farmers market, outdoor pavilion area
47	Dog Parks
48	More restaurant choices. Not chains either.
49	Sidewalks along all of Barker to access the excellent trails.
50	Access to walking paths and side walks
51	None
53	Sidewalks and bike paths are a necessity to make it safe for people to enjoy all of the recent developments. The Corners is not accessible from the neighborhoods on Barker Rd (north of bluemound) unless you drive. Please invest in sidewalks!!
54	Playground equipment by ponds in brook park
55	Sidewalks please! To get to bluemound road shops/restaurants
58	I just want to emphasize the importance of walking paths/sidewalks to allow residents to enjoy any of the outdoor recreation investments you decide to make. It is a significant safety issue with major roads and intersections!
60	Sidewalks and walking trails
62	Sidewalks up and down Barker Road north of Bluemound Rd to facilitate other recreational areas such as parks, other bike and hiking trails and The Corners.
65	I am most interested in fixing/ expanding lanes around Bluemound and Barker. Also putting in sidewalks on barker and Bluemound headed north to at least the first subdivision. The approval of both housing projects has created a mess in that area that must be addressed.
66	Wray Park - more protection from sun Paths/sidewalks so we can safely walk to new developments.

ResponseID Response

67 Sun shade at Wray park

68 Sidewalks in the Brook Park neighborhood for walkers.

69 Sidewalks and walkways to connect to City/Village of Brookfield. Sidewalks on Barker - connected to The Corners shopping center. Improve Marx park.

70 I live a half mile from the Corners and 1.2 miles from the new bike trail. I would love to be able to safely walk or ride my bike to both.

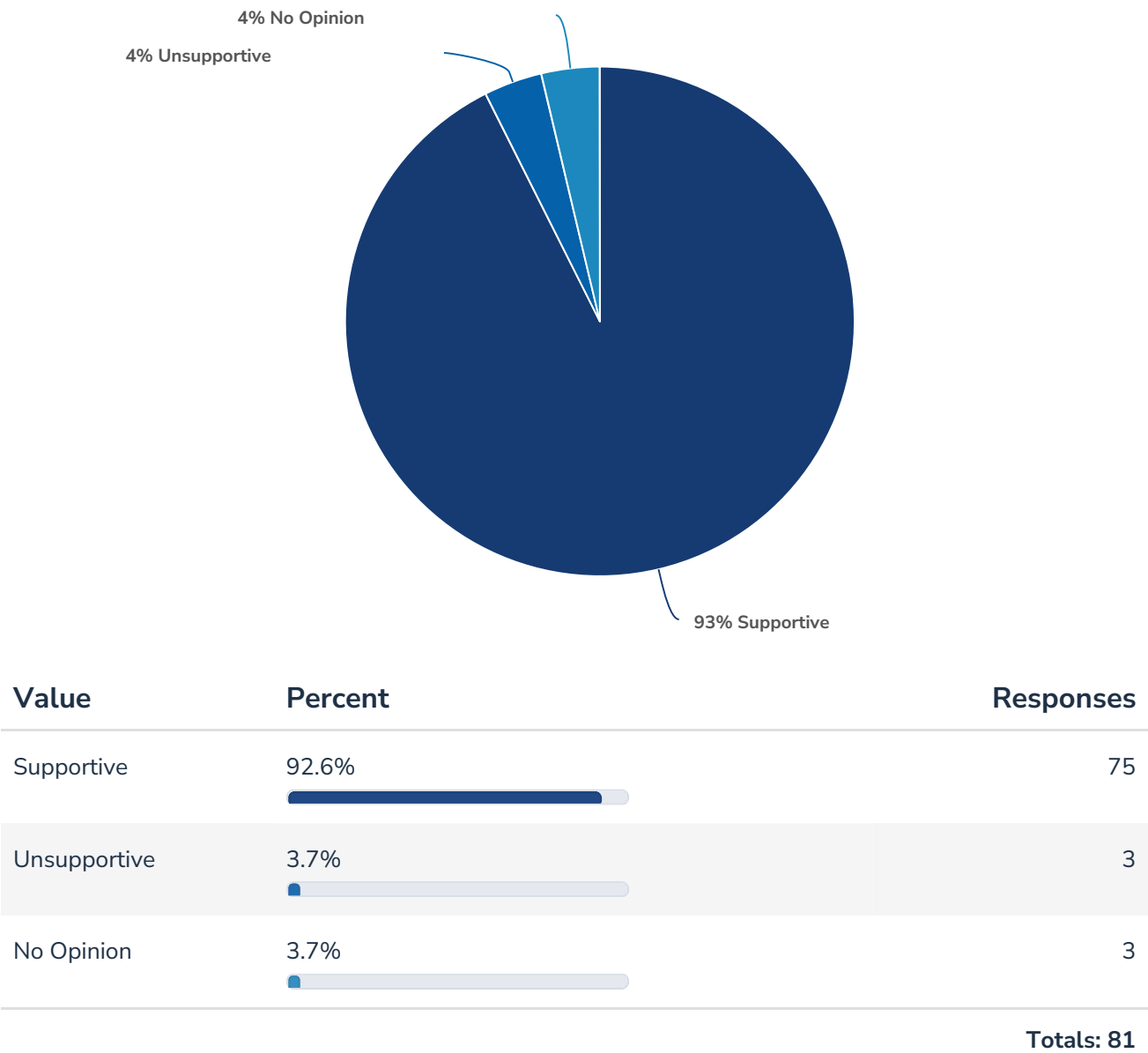
71 Love the activities but we could definitely use more sidewalks!! There are plenty of things within walking distance but don't quite feel safe walking along Watertown rd without any sidewalks

77 Create kayak / canoe launch locations into Poplar Creek

79 N/A

81 Handicap accessible equipment at playgrounds- to also include adults with special needs.

4. How supportive are you of developing a system of interconnected walking and bicycling paths providing access to and from neighborhoods, parks, and key destinations?



5. What trails and connections are needed in the Town to ensure connectivity for bikes and pedestrians?

ResponseID	Response
4	Two loops, one on the South side of blumond, the second on the north side.
10	I think linking as many neighborhoods together as possible is ideal. Walkability is essential to growth!
12	Really many of the roads are not safe for biking & walking. Barker NO! Davidson NO! Greenfield Avenue, NO! This is something we really need to work on. It would increase property values and safety and quality of life.
14	Unsure
17	Connection to greenfield path and to Waukesha would be great
18	Unsure as long as they are safe, paved and well lit and don't disturb neighborhoods
20	Needed. None. Remember despite people's hopes most people don't bike or walk 6-8 months a year. Reasonable, low cost. Don't get suckered by State and Federal bureaucrats dangling money, we're broke and they'll be gone when it's time for maintenance and repair.
22	More/safer routes to and from The Corners.
23	Those of us north of Bluemound would love a safe path to the Corners! Compared to surrounding cities and towns, we feel a lack of anywhere in town to just have a nice walk or hike, unless we're in the road.
24	Way to safely get from south Town Brookfield near Davidson/Kossow to the Corners of Brookfield using bike or walking. No safe pedestrian or bike paths to access barker road from Swenson
25	Critical need for path along Barker Road, north of Bluemound
26	Not sure at this point
29	-
30	Sidewalks on Barker road from Foxbrook Park to the Corners and north Ave
31	Connect to Foxbrook, area schools
32	Connecting Brookfield to elm grove; there is a disconnect around Calhon
33	Clearly marked crosswalks with signage tailed to pedestrians and bikers as needed.

ResponseID Response

34	A walkway along river road would be helpful as that can be a dangerous road to bike and walk along. Also, offering pedestrians the walkway alerts to stop traffic on busy streets (like barker road).
42	See previous answers. It isn't currently safe to walk or bike north of Bluemound Road
43	Connections for the Brook Park and Hawthorn Ridge neighborhoods.
45	Unknown
48	Not sure but it should be s high priority.
49	Barker Rd and Watertown Plank
52	Bike paths and walking paths around this new fiasco they're building on Barker Rd. You're lacking any accessible paths on Barker rd. This road is heavily used and inaccessible for anyone other than cars. Anyone traveling on a bike or walking is at major risk for getting hit. Ditto for a Watertown Rd.
53	Barker Rd (north of Bluemound) needs sidewalks to connect to The Corners, Shake Shack, and the new Wimmer development. It is extremely dangerous to try and walk along the side of the road.
54	Connection to other neighborhoods and bike trails without having to use the driving lanes on barker road, Watertown road, or Springdale road
55	Barker road! From Bluemound Road north up to fox Brook and Mitchell parks. Then we could also bike/walk safely to neighboring neighborhoods and schools east of barker.
56	Safe paths to school from neighborhoods (Davidson rd).
57	We should have paths that connect the whole town of Brookfield. With all the development it will create an opportunity for people to enjoy the town safely by walking from place to place. It will create more town unity.
58	Watertown Rd, Barker Rd, Springdale Rd all have no bike or walking paths or connections. We live easily within walking distance to the Corners of Brookfield, but there is no safe way to get there by foot or bike.
59	Bluemound and Barker - Barker Path the whole way down
60	Along Barker by brook park
61	Sidewalk on barker rd
62	Sidewalks/bike paths up and down Barker Road.

ResponseID Response

63	Put a pedestrian bridge over Bluemound Rd at the Corners. Sidewalks along Barker Rd. Connecting North Ave to Bluemound.
65	Side walks headed north, starting at the corner of Bluemound and Barker.
66	Watertown and Barker Road need sage pedestrian paths
67	Barker Springdale Watertown to Brookfield trails, movie theatre, the corners and pedestrian bridge over Bluemound.
68	Brook Park neighborhood to the Corners.
69	Connect to Village/City of Brookfield trails/sidewalks Walkway on Barker Walkways to connect Barker to The Corners
70	A safe walking trail and bike trail along Barker Road from Greenfield Ave. to Capital Drive. Safe trails over the freeway bridges on Bluemound Rd. and Hy. 18 to Moreland Blvd.
71	Watertown Rd and Barker Rd for sure!
72	Trails /walk ways need to be set up a Watertown Road. There is nowhere to walk on there. Same goes for Barker Road. Bikers and walkers are not safe on these roads. Also, something needs to be addressed about the lights on Barker and Watertown Road. You need to start fining the construction company until they fix this. They broke it and it is causing such havoc for those of us that live on Barker Road. Those lights back up traffic at least 3 to 4 times daily. This makes it unsafe for everyone on the road. This morning alone, I was stopped twice by the light when nobody was even on Watertown Road. The light switched over so quickly that only seven people are allowed to drive through on Barker Road. This is utterly ridiculous. This light backs up traffic so bad that people from Brook Park neighborhood can't get out of there subdivision. I've seen people walking on the road around here . This makes it extremely dangerous. Make the construction company fix this!
73	A biking/walking trail alongside Barker Road on the north side of Bluemound Road; or maybe a trail that connects Larkspur Drive to Poplar Creek Parkway
74	With all the new building it would be great to have a trail to all the new construction. It would be nice to have trails like the ones in the city to walk our dog and get exercise throughout the town
76	Not sure but this area doesn't seem bike and walking path friendly- would love to see much more of it! We've lived in town for 9 years and just moved to another house in town of Brookfield- love everything else just wish more playground and walking/biking paths
77	More connection to get to The Corners from areas off of Barker.
78	Bike paths on Barker Rd from Bluemound Rd to Gebhardt Rd.

ResponseID	Response
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79	Not sure
----	----------

82	Continue the trail from Endecot park on Calhoun east to Moorland Rd keeping the path south of the freeway. Continue the trail just created at the Brookfield Road train station/coffeehouse east These are the only ones I know or can think of. Would like to see proposed plans for other trails.
----	---

6. What recommendations or suggestions do you have for improving the three parks: Wray, Marx, and Brook?

ResponseID	Response
4	Brook park get ride of geese Trim grass around the pond so it's easier to fish Is the a portable toilet there. Marx, trim some branches around the BB court Schedule more seasonal leagues competitions there Get pickleball there as well I don't go to Wray park
6	Adding a splash pad and larger playground
8	Pickball court at Marx, walking path
10	We frequent Marx park a great deal and it's a great park! I would add a couple of sand volleyball courts and refurbish the tennis courts. You could convert the current sand play area to a volleyball court. Then you could refurbish the other play area (modernized equipment and padded playing surface). The park is great as is though!
12	The playground equipment at Marx park is worn out and needs to be replaced and updated.
13	Brook needs the lakes cleaned out!!!! Additional benches, tables and garbage cans would be great.
16	Allow a dog friendly area at Wray park
18	Accessible upgrade playground equipment. Better ulunderlayment - woodchips are so 80s and not good at preventing fall risks. Update parking. Actual bathroom faculties. Outdoor faucets and spigots for dogs.
20	The natural environment is cheap to maintain, the built enviornment is expensive.
21	Update playground and add beer garden/concessions at Marx.
22	More picnic tables at Wray. Lower kids' swings at Marx - it's hard to load them in up so high. Haven't been to Brook yet.
23	Wray's newer shade options really make a difference—we think this park is great! The playground equipment at Marx park is getting a little older, and could use a refresh. We love to jog laps while the kids are on the playground equipment at other parks, but the town parks don't really offer space/terrain that allows us to do that.
24	Walking trails around parks that could be used to cross country ski in winter. No where locally lets use skijor with your dog. Ability to cross country ski on trail with your dog. Better Kayak access at Marx
25	Addition of a dog park.
27	Marx needs some upgrades and maintenance.

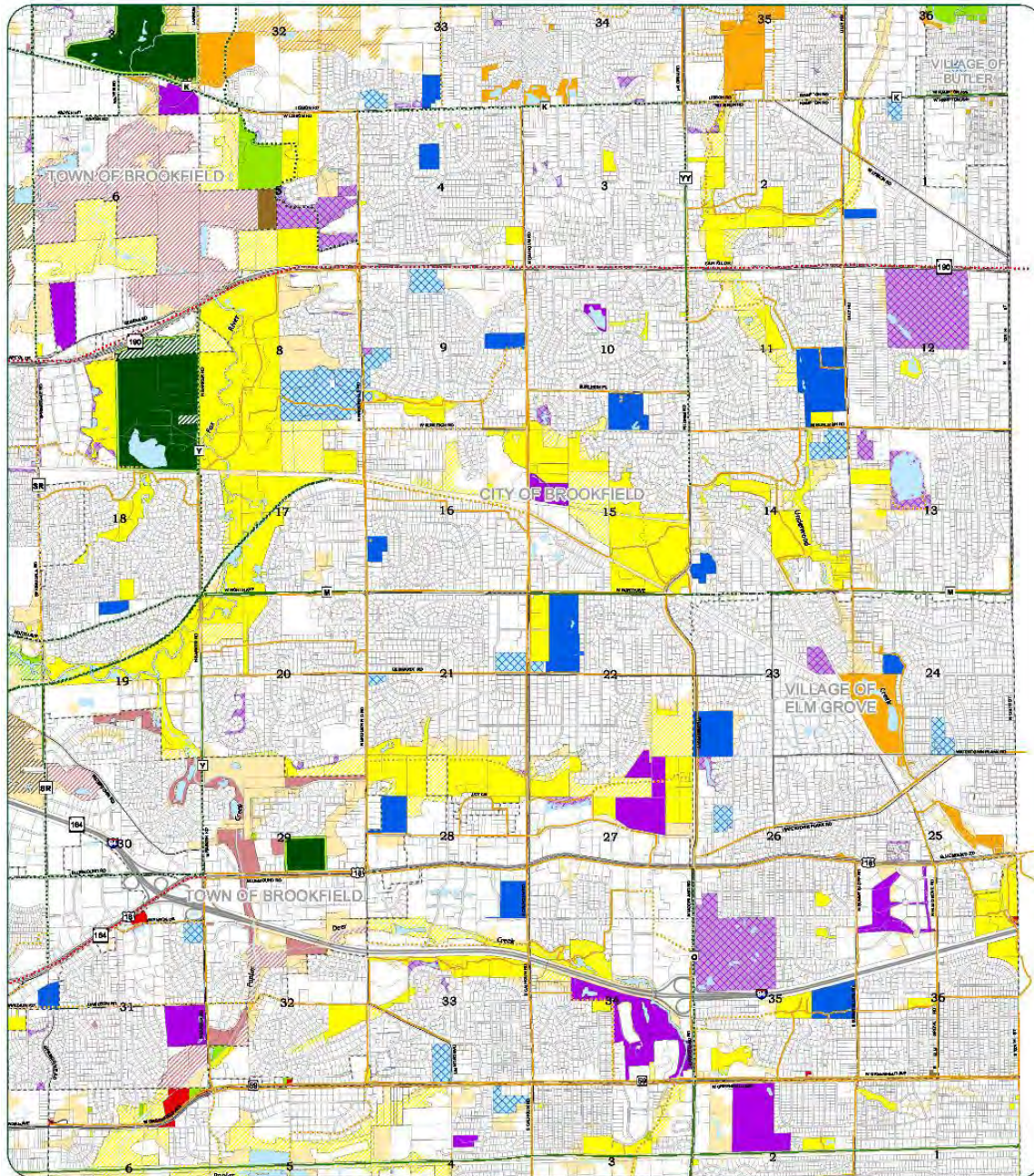
ResponseID	Response
28	None
32	Na
33	I am not familiar with them.
34	None. I would prefer some updates to Camelot. Thank you!
35	Updated playground equipment
38	Fox brook looks awful like no one cares for it
42	New tennis courts at Marx. Building/bathrooms at Wray
43	Repair tennis courts in Marx Park. Get geese out of Brook Park.
45	Bathroom facilities
48	None at this time.
49	More benches at Brook
50	New playground equipment and to fix the geese problem
52	Wray Park is a joke. It's an afterthought. It's in a marsh with a grown over baseball field that's usually muddy and a playground that's anything but fun.
54	Brook- playground equipment Wray- water fountain
56	Playground equipment needs to be replaced Splash pad would be incredible at Marx park and would be a great addition to the 4th of July celebration Accessible playground that has ramps and soft ground. Something universally designed. Plant more trees! Install butterfly/pollinator gardens Install dog poop bag stations Shaded bleachers or sitting areas for watching sporting events at fields Filtered water bottle filling stations
58	More shade at Wray Park playground & field. Love the equipment enhancements there over the last couple years!
60	None
61	New basketball hoops at Wray
62	Sidewalks
63	None

ResponseID Response

66	Wray Park - courts and playground equipment unusable on hot sunny day. Slide and swings get too hot for kids to use
67	Shade for playground at Wray Park. Equipment gets too hot to use.
69	Marx park needs new surfacing or at least a lot of new mulch. Marx park honestly needs redone. Wray could use new/more mulch too.
71	The parks are lovely, just need a safer way to get to anything outside of the neighborhood!
72	Make bike path safe to get to these parks.
74	Offer outdoor yoga, meditation or tai chi
76	We visit Marx park frequently!! More updated playground would be nice
77	I don't know how anyone knows about Wray park, it's very hidden and there is only one d as mall sign on Watertown
81	Swings to accommodate special needs children and adults

Appendix B:

**Waukesha County
Park and Open Space
Acquisition Plan**



Park and Open Space Acquisition Plan for Waukesha County

Current Land Ownership

- County Parks
- County Greenway
- State
- City
- Village
- Town
- Non-Profits/Lake Dist or Assoc
- Public School
- Private School
- Private - Open to the Public
- Private - Not Open to the Public

Proposed Land Ownership

- County Parks
- County Greenway
- State
- City
- Village
- Town
- Non-Profits/Lake Dist or Assoc

Other Lands

- Municipal Boundary
- Ultimate County Park Boundary
- Primary Environmental Corridor (SEWRPC '10)
- Open Space Lands to be Protected by Public Land Regulation
(Public Land Regulation refers to Primary and Secondary Environmental Corridors, Isolated Natural Resource Areas, Wetland and Floodplain zoning/land use regulations.)

County, Local, and State Trails

- County Existing
- County Proposed
- Ice Age Trail, Proposed
- Ice Age Trail, Existing
- Local Existing
- State Existing
- Local Proposed
- State Proposed

Note: If designated entity declines ownership, designation should be transferred to another entity identified on this plan or default to "Open Space Lands to be Protected by Public Land Regulation"

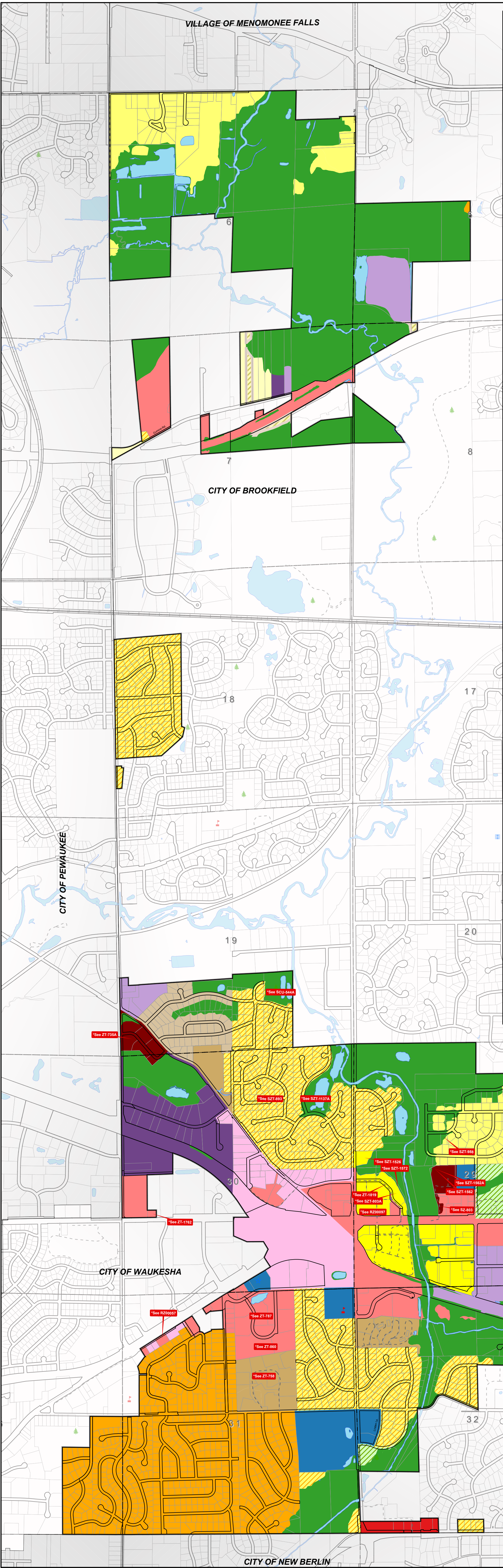


BROOKFIELD

0 0.25 0.5 1 Miles

Updated By Waukesha Co. Parks and Land Use 2018

Appendix C:
Zoning Map



TOWN OF BROOKFIELD ZONING MAP

TOWN 7 NORTH RANGE 20 EAST
WAUKESHA COUNTY, WISCONSIN

DRAFT LEGEND Zoning Categories

	A-1 Agricultural District		M-1 Limited Manufacturing District
	Rs-1 Single Family Residential District		M-2 General Manufacturing District
	Rs-2 Single Family Residential District		M-3 Quarrying District
	Rs-3 Single Family Residential District		I-1 Institutional District
	Rs-4 Single Family Residential District		C-1 Conservancy District
	Rd-1 Two-Family Residential District		P-1 Park District
	Rm-1 Multi-Family Residential District		T-1 Transitional District
	Rm-2 Multi-Family Residential District		Planned Unit Development Overlay District
	B-1 Neighborhood Business District		Waukesha County Shoreland Zoning Jurisdictional Limits
	B-2 Limited General Business District		Incorporated Areas
	B-3 Office and Professional Business District		Surface Water
	MU Mixed Use District		

Summary of District Regulations									
District	Building Location		Height Regulations		Area Regulations				Lot Size
	Minimum Setback (Ft.)	Minimum Offset (Ft.)	Principal Bldg. Max (Ft.)	Access Bldg. Max (Ft.)	First Floor Minimum (Sq. Ft.)	Total Minimum One Family (Sq. Ft.)	Floor Area Ratio Maximum	Minimum Area (Sq. Ft.)	
Conservancy "C-1"									
Agricultural "A-1"	50	30	35	15	1000	1200	5%	5 Ac.	300
Single Family Residential "Rs-1"	50	20	35	15	1000	1300	20%	40,000	150
Single Family Residential "Rs-2"	50	20	35	15	1000	1200	18%	30,000	120
Single Family Residential "Rs-3"	50	20	35	15	1000	1100	18%	20,000	110
Single Family Residential "Rs-4"	35	15	35	15	1000	1100	15%	15,000	90
Two Family Residential "Rd-1"	35	15	35	15	1000	1000	20%	20,000	120
Multi-Family Residential "Rm-1"	35	20	40	15	(1)	(1)	30%	20,000	120
Multi-Family Residential "Rm-2"	35	20	40	15	(2)	(2)	25%	20,000	120
Neighborhood Business "B-1"	50	15	35	15	-	-	30%	2 Ac.	200
Limited General Business "B-2"	50	15	45	15	-	-	50%	20,000	120
Office and Professional Business "B-3"	50	15	60	15	-	-	30%	20,000	120
Limited Manufacturing "M-1"	50	10	45	15	-	-	50%	20,000	120
General Manufacturing "M-2"	50	10	45	15	-	-	70%	20,000	120
Quarrying "M-3"	100	(3)	45	15	-	-	(4)	-	-
Institutional "I-1"	50	20	35	15	(4)	(4)	(4)	20,000	120
Park "P-1"	50	20	35	15	-	-	-	-	-

(1) The minimum floor area of a principal building shall be: 750 sq. ft./1-bedroom unit; 950 sq. ft./2-bedroom unit; 1100 sq. ft./3-bedroom unit.
(2) The minimum floor area of a principal building shall be: 750 sq. ft./1-bedroom unit; 950 sq. ft./2-bedroom unit;
(3) Buildings accessory to the quarrying operation shall be 50 ft. minimum from the ROW and 25 ft. from all other lot lines.
(4) Residential uses permitted in I-1 shall comply with building area requirements of the Rs-3 district.

RECENT ZONING AMENDMENTS

File Number	Section	Zoning Change	Adopted	File Number	Section	Zoning Change	Adopted
ZT-1099	29	B-3 to Rm-2, C-1	3/8/1994	ZT-1591	7	T-1 to M-1	1/27/2006
ZT-1102	28	B-2 to Rm-2	3/8/1994	SZT-1562A	29	Changed Conditions	9/26/2006*
SZT-1126	32	Rs-2 to Rm-2	11/9/1994	ZT-1653	28	Rm-2 to Rm-2 w/PUD	7/24/2007
ZT-942A	30	B-3 to M-1	6/10/1997	SZT-1572A	29	RM-2/PUD to B-2	10/9/2007
ZT-1341	30	B-3 to I-1	4/27/1999	ZT-1730	28	Rm-2 to Rm-2 w/PUD	5/22/2012
ZT-1390	5, 7, & 8	Multiple Changes	10/24/2000	ZT-1737	29/32	B-2, M-2 to MU	7/24/2012
SZT-1137A	19 & 30	C-1 to Rs-3	11/14/2000 *	ZT-1762	30	M-1 to B-2	10/22/13*
SZT-1377	32	Rs-2 to Rd-1	1/23/2001 *	ZT-1777	28	Rm-2 to Rm-2 w/PUD	4/8/2014
ZT-1443	29	B-3 to Rm-2	10/14/2003	ZT-1781	29	MU-1 TO MU-1 w/PUD	5/27/2014
ZT-1517	31	RS-3 to RS-4	4/13/2004	ZT-1789	30	B-3 to B-2	8/26/2014
ZT-1443A	29	Rm-2 to Rm-2 w/PUD	5/18/2004	ZT-1796	31	B-3 to B-2	10/28/2014
ZT-1532	29	Rs-2 to RM-2 w/PUD	7/12/2004	ZT-1819	29	B-2 to MU-1	10/27/2015*
SZT-1526	29	Rs-3 to RM-2 w/PUD	12/14/2004*	ZT-1835	29	B-3 to MU-1	7/26/2016
SZT-1562	29	C-1, B-3, B-2 to Rm-2	9/27/05*	ZT-1860	30	B-3 to B-2	11/28/2017
SZT-1572	29	B-2 to Rm-2 w/PUD	9/27/05*	RZ97	29	C-1, B-2, Rm-2 to MU-1	5/24/22*
RZ103	29	B-2 to MU-1	7/26/2022				

* Adopted Conditionally

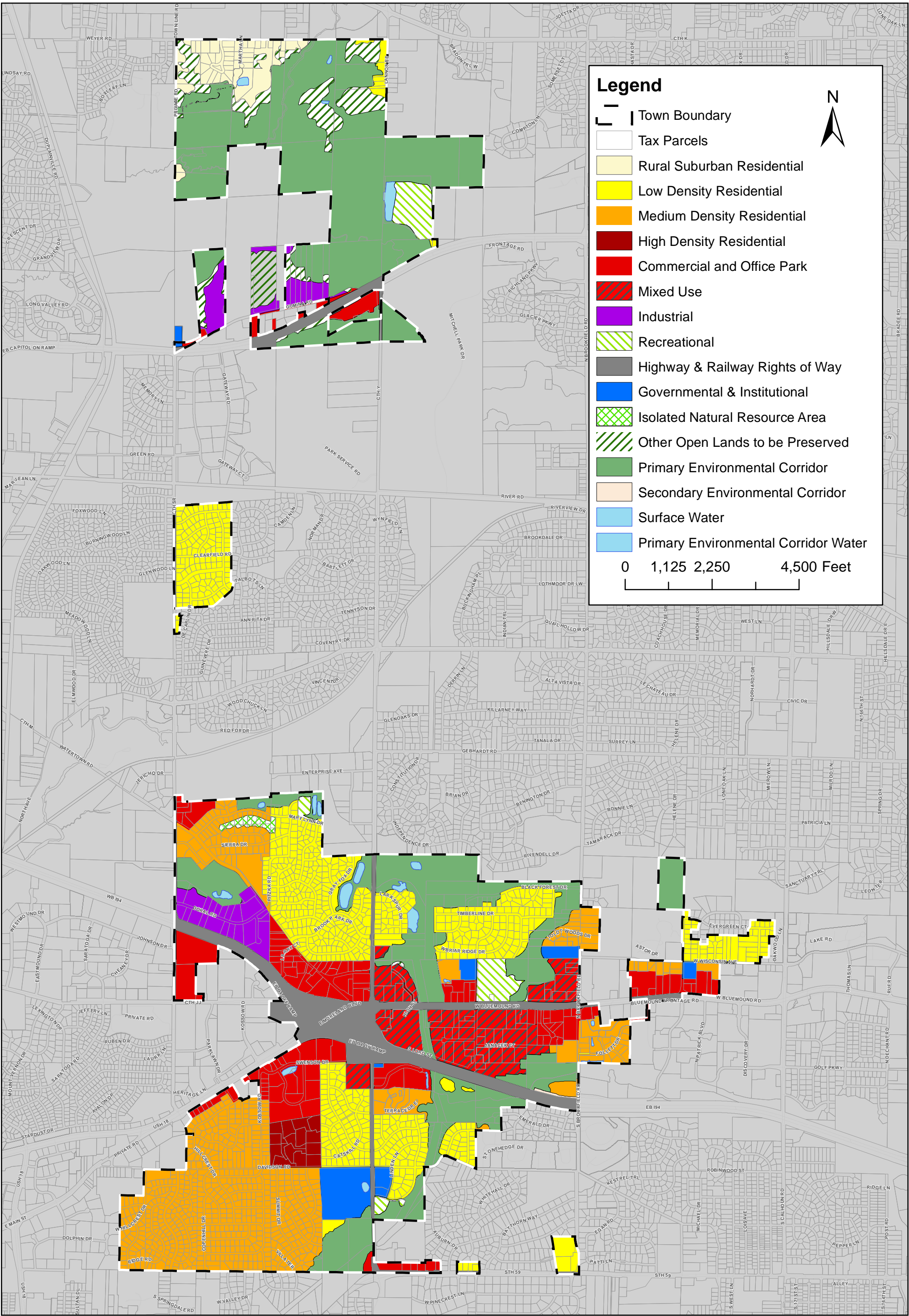


* Conditional zoning amendments are denoted on the map with an asterisk and a note referring to the rezoning file number which is on file on the Waukesha County Department of Parks and Land Use.
0 500 1,000 2,000 3,000 4,000 5,000 Feet

Adopted by the Brookfield Town Board: December 20, 1988
Adopted by the Waukesha County Board of Supervisors: March 21, 1989
Prepared by the Waukesha Co. Dept. of Parks and Land Use: November 2007
Updated by the Waukesha Co. Dept. of Parks and Land Use: January 2024



Appendix D:
Future Land Use Map



	<p>501 Maple Ave Delafield, WI 53018-9351 PHONE: (262) 646.6855 FAX: (888) 908-8166 TF: (800) 325-2055 www.sehinc.com</p>	<p>Project: BRKFI 163025 Print Date: 12/15/2022 Map by: bhembrook Projection: NAD_1983_HARN_WISCRS _Waukesha_County_Feet Source: Waukesha County</p>	<p>2042 Future Land Use Map Town of Brookfield, Waukesha County, Wisconsin</p>
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Appendix E:

Potential Park or Private Park Location Maps



Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
 - Lot
 - Unit
 - General Common Element
 - Outlot
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K

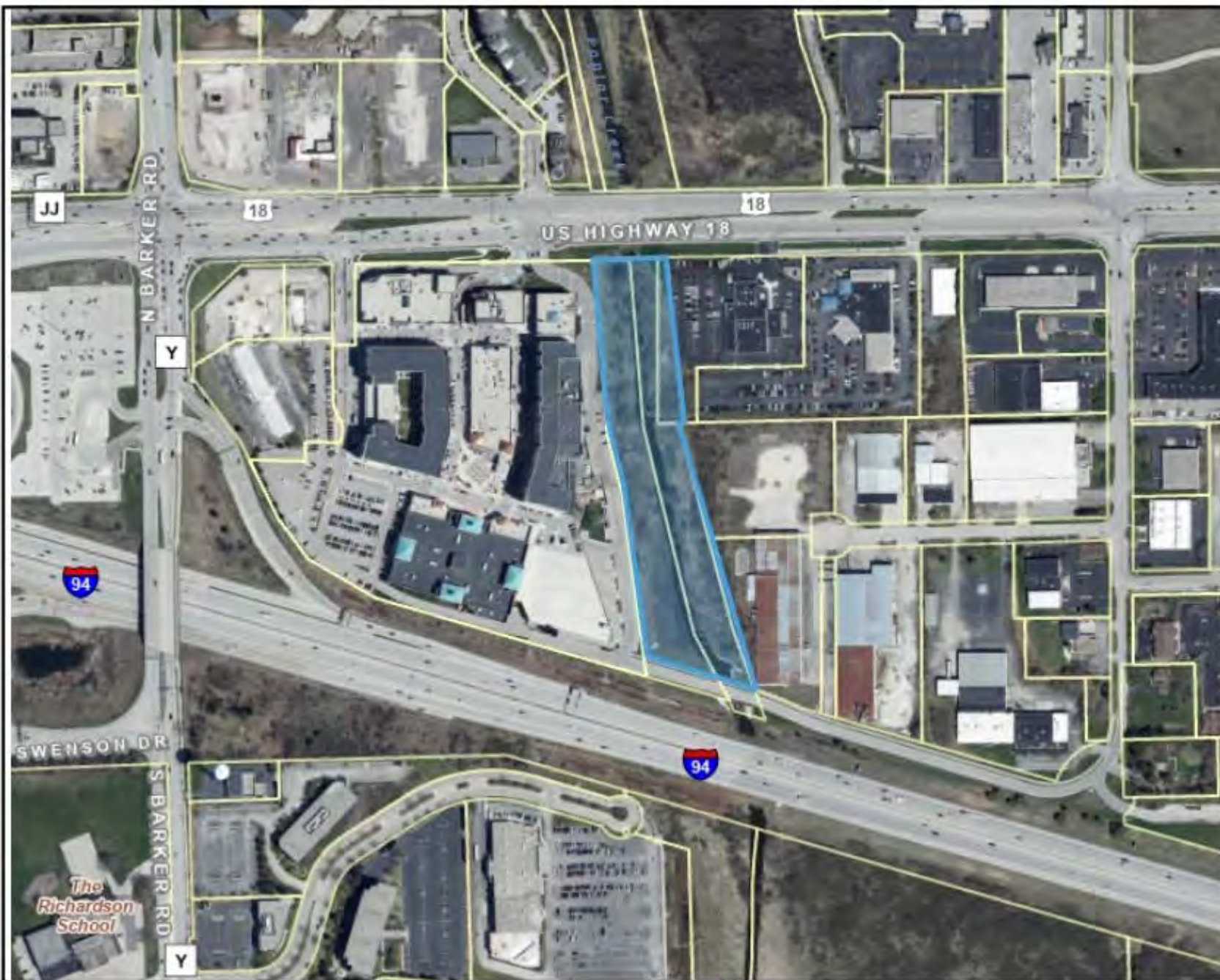
0 870.26 Feet

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Notes:

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Legend

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 - PL-Tie
 - PL-Tie_Line
 - <all other values>
- Railroad_2K

0 435.13 Feet

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 - <all other values>
- Railroad_2K

0

287.11 Feet

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Appendix F:

Marx Park Concept Plan

