

**NOTICE OF PUBLIC HEARING**

**BY:** Common Council  
City of Brookfield

**DATE:** July 21, 2020

**TIME:** 7:45 p.m.

**PLACE:** Council Chambers  
Brookfield City Hall  
2000 North Calhoun Road  
Brookfield, WI 53005

**APPLICANT:** Brookfield Family Dentistry  
Thomas T. Tang, Owner  
17185 West North Avenue  
Brookfield, WI 53005

**REQUEST:** Amending Section 17.98.050 of the Municipal Code regarding Specific Zoning Overlay Areas, creating overlay areas including the Civic Center/Ruby Isle Area.

In addition, amending the land use recommendation of Map 3 – Future Land Use in the City of Brookfield 2050 Comprehensive Plan from Mixed Use – Higher Density to Shopping/Services Focused – Lower Density, rezoning from “B-3” Regional Business to “B-1” Local Business, permitting a Conditional Use in a floodplain and amending “MSO” Modified Suburban Overlay District Ordinance No. 2361-14.

In addition, establishing the “MSO” Modified Suburban Overlay District on the property located at 17185 West North Avenue.

The maps and legal descriptions of the land use amendment, overlay district areas, base zoning rezone and conditional use is attached hereto\*.

The draft amendment to the Comprehensive Plan is available for review at City Hall. Michael Theis, Planning Administrator, may be contacted with any questions at 262-787-3510 or [theis@ci.brookfield.wi.us](mailto:theis@ci.brookfield.wi.us).

\*The proposed ordinances and maps can be viewed at the City Clerk's office, the City's Web Page at [www.ci.brookfield.wi.us](http://www.ci.brookfield.wi.us), and the Brookfield Public Library.

Dated this 17th day of June, 2020.

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Renee Tadych, Deputy City Clerk

Publish: June 20, 2020; and second summary notice on June 27, 2020

**"Lands to be zoned "MSO" Modified Suburban Overlay".**

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 7 North, Range 20 East, City of Brookfield, Waukesha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 22; thence North 89°24'03" West along the north line of said Northwest 1/4, 2516.32 feet; thence South 00°15'03" West, 65.00 feet to the south right of way line of West North Avenue - County Trunk Highway "M" and the Point of Beginning;

Thence South 00°15'03" West, 82.59 feet; thence North 89°24'03" West, 87.58 feet to the east right of way line of North Calhoun Road; Thence 102.47 feet northeasterly along said east line and along an arc to the right, with a radius of 97.41 feet and which chord bears North 32°59'51" East, 97.81 feet to the southerly line of North Avenue; thence South 89°24'03" East, along said southerly line, 34.67 feet to the point of beginning.

**"Lands to have the land use designation of the COB 2050 Comp. Plan amended from Mixed Use - High Density to Shopping/Service - Lower Density; be rezoned from "B-3" Regional Business to "B-1" Local Business; a conditional use permitted allowing development in the floodplain and MSO zoning applied/amended."**

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 7 North, Range 20 East, City of Brookfield, Waukesha County, Wisconsin, described as follows:

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Thence South 89°24'03" East along said south right of way line, 100.01 feet; thence South 56°30'25" West, 40.68 feet; thence South 20°00'27" West, 375.00 feet; thence North 89°24'03" West, 27.00 feet to the east right of way line of North Calhoun Road; thence North 00°15'03" East along said east right of way line, 293.92 feet; thence South 89°24'03" East, 57.58 feet; thence North 00°15'03" East, 82.59 feet to the Point of Beginning.



# WEST NORTH AVENUE COUNTY TRUNK HIGHWAY "M"

WEST WITNESS MONUMENT  
NW CORNER, NW 1/4  
SEC. 22, T7N, R20E

N89°24'03"W 2663.90'  
NORTH LINE OF THE NW 1/4 SEC. 22, T7N, R20E

N89°50'05"W  
50.00'

NW CORNER, NW 1/4  
SEC. 22, T7N, R20E

147.58'

2516.32'

NE CORNER, NW 1/4  
SEC. 22, T7N, R20E

N00°15'03"E  
49.77'

SOUTH WITNESS  
MONUMENT  
NW CORNER, NW 1/4  
SEC. 22, T7N, R20E

S89°24'03"E  
34.67'

S00°15'03"W  
65.00'

L=102.47'  
RADIUS=97.41'  
N32°59'51"E  
CHORD=97.81'

P.O.B.

UNPLATTED  
LANDS  
TAX KEY  
#BRC1094990

S00°15'03"W  
82.59'

UNPLATTED LANDS

(PART OF)  
TAX KEY  
#BRC1094989

N89°24'03"W  
87.58'

(PART OF)  
TAX KEY  
#BRC1094989  
28,627 SQ. FT.  
0.6572 ACRES

## LEGAL DESCRIPTION OF LAND TO HAVE MSO MODIFIED SUBURBAN OVERLAY ZONING APPLIED:

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 7 North, Range 20 East, City of Brookfield, Waukesha County, Wisconsin, described as follows:

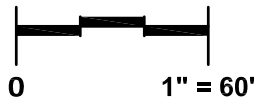
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NORTH CALHOUN ROAD

N00°15'03"E 2615.16'  
WEST LINE OF THE NW 1/4 SEC. 22, T7N, R20E

GRAPHICAL  
SCALE (FEET)



SW CORNER, NW 1/4  
SEC. 22, T7N, R20E



# WEST NORTH AVENUE COUNTY TRUNK HIGHWAY "M"

WEST WITNESS MONUMENT  
NW CORNER, NW 1/4  
SEC. 22, T7N, R20E

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NORTH LINE OF THE NW 1/4 SEC. 22, T7N, R20E

N89°50'05"W  
50.00'

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SEC. 22, T7N, R20E

147.58'

2516.32'

NE CORNER, NW 1/4  
SEC. 22, T7N, R20E

SOUTH WITNESS  
MONUMENT  
NW CORNER, NW 1/4  
SEC. 22, T7N, R20E

N00°15'03"E  
49.77'

S00°15'03"W  
65.00'

100.01'  
S89°24'03"E

S56°30'25"W  
40.68'

P.O.B.  
UNPLATTED  
LANDS  
TAX KEY  
#BRC1094990  
ZONED: B-1

N00°15'03"E  
82.59'

S89°24'03"E  
87.58'

UNPLATTED LANDS  
(PART OF)  
TAX KEY  
#BRC1094989  
ZONED: B-3

(PART OF)  
TAX KEY  
#BRC1094989  
28,627 SQ. FT.  
0.6572 ACRES

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NORTH CALHOUN ROAD

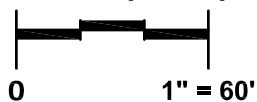
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27.00'

GRAPHICAL  
SCALE (FEET)



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