

NOTICE OF PUBLIC HEARING

BY: Common Council
City of Brookfield

DATE: December 1, 2020

TIME: 7:50 p.m.

PLACE: Council Chambers
Brookfield City Hall
2000 N. Calhoun Road
Brookfield, Wisconsin 53005

APPLICANT: Winter Fields LLC
18620 Pleasant St.
Brookfield, WI 53045
c/o Scott Simon, owner

REQUEST: To rezone four lots, property tax key numbers BRC 1070-051, 1070-052, 1070-053, and 1070-059 from “M-1” Multi-Family Residence District to “PDD” Planned Development District General Plan – Residential for the purpose of combining the four lots into one lot and redeveloping the resulting site with a “pocket neighborhood” consisting of up to sixteen single-family detached condominium homes and continuance of an existing two family residence located along 186th Street per the General Plan entitled “Cottage Commons”.

Permitted Uses: Same as Section 17.28.010 (“R-1” Residence District)

Prohibited Uses: Intensive uses listed in Section 17.108.090

Dimensional Standards for the PDD:

Building Setback (South):	12’ Min
Building Setback (West):	18’ Min
Pavement Setback (South):	0’ Min.
Pavement Setback (West):	0’ Min.
Building Offset (East):	20’ Min.
Building Offset (North):	20’ Min.
Pavement Offset (East):	10’ Min.
Pavement Offset (North):	10’ Min.
Height Regulation:	35’ Max

Area Regulation:

- a. F.A.R. 25% Max. (58,575.5 sq. ft.)
- b. L.S.R. 30% Min. (70,290.6 sq. ft.)

Proposed Site Development Characteristics:

Lot Area:	234,302 sq. ft.
Building Setbacks:	13.8’ Pleasant Street; 20.1’ 186 th Street
Pavement Setbacks:	0’ Pleasant Street; 0’ 186 th Street
Building Offsets:	65’ North; 50’ East
Pavement Offsets:	60’ North; 12’ East
Building Heights:	24’
Building Size:	Total = 26,840 sq. ft.

Proposed Site Development Characteristics:

	1,540 sq. ft. each new building (24,640 sq. ft. new buildings total)
	2,200 sq. ft. retained building
Parking Spaces:	85 total, 4.72 per dwelling unit (34 covered, 2 per new dwelling & 2 existing; 51 surface, 47 new & 4 existing)
Floor Area Ratio:	11.45%
Landscape Area Ratio:	64.69%

Standard for PDD-Residential Approval – Community Benefits: The pocket neighborhood provides quaint buildings intimately arranged around a common greenspace. The single-family residences add diverse architecture of high quality construction that is respectful to the historically significant buildings in the area. Site design encourages residents to walk through the neighborhood and patron the nearby businesses on North Brookfield Road.

Direct questions regarding this hearing to Richard Vanderwal, Neighborhood Planning Coordinator, (262) 787-3583 or vanderwal@ci.brookfield.wi.us

LEGAL DESCRIPTION: To rezone four lots, lands described as the following:

Being that part of Lot 1, Lot 2, Lot 3 and Lot 6 in Block 5 of Hoffmann's Assessment Plat No. 5, as recorded in the Register of Deeds office for Waukesha County as Document No. 233858, excepting the southern 5.25 feet of Lot 1, Lot 2 and Lot 3, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 7 North, Range 20 East, City of Brookfield, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 16; Thence North 89°51'07" East along the north line of said Northwest 1/4, 460.00 feet; Thence South 00°59'37" East and then along the west line of Lot 1 of Certified Survey Map No. 10500, 329.75 feet to the southwest corner of said Certified Survey Map and the Point of Beginning;

Thence North 89°51'07" East along the south line of said Certified Survey Map, 380.74 feet; Thence South 00°59'37" East, 606.33 feet; Thence North 89°35'51" West, 387.73 feet to the east right of way line of North 186th Street; Thence North 00°59'37" West, along said east right of way line, 602.61 feet; Thence North 89°51'07" East, 6.92 feet to the Point of Beginning;

Also known as tax key numbers: BR C1070051, BR C1070052, BR C1070053, BR C1070059 and addresses 3040 North 186th Street and 18550, 18620, and unaddressed Pleasant Street property; to Planned Development District General Plan – Residential No. __ in association with the Cottage Commons development.

Dated this 12th day of November, 2020

Kelly Michaels, City Clerk

Publish: November 17 and 2nd summary insertion on November 24

* May be viewed in the City Clerk's Office in Brookfield City Hall, Brookfield Public Library, or the City's website at [City of Brookfield Website](#).

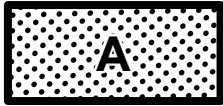


CITY OF BROOKFIELD

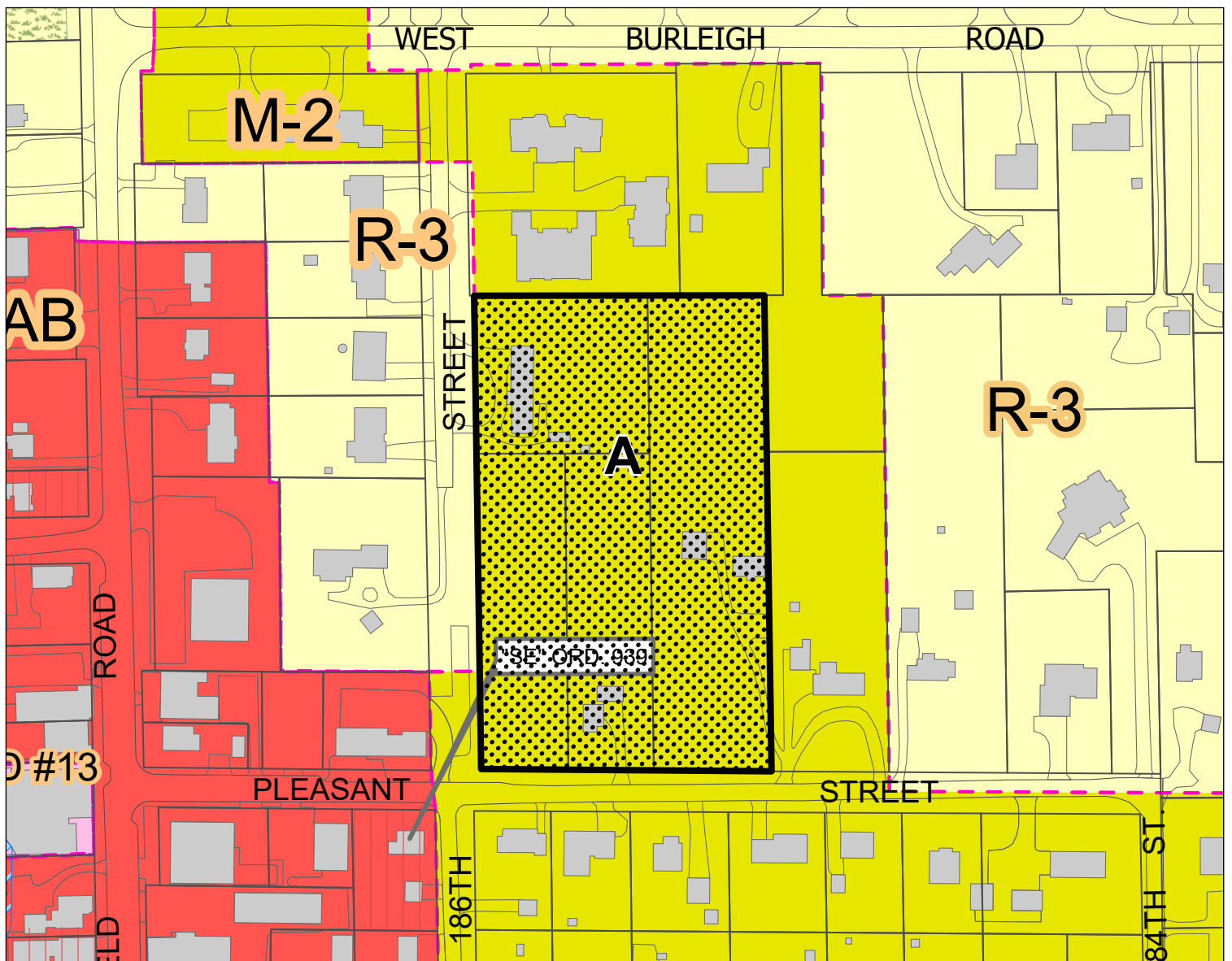
REZONING EXHIBIT "A"

PROPOSED

LANDS TO BE REZONED TO PLANNED DEVELOPMENT DISTRICT GENERAL PLAN - RESIDENTIAL NO._



Indicates lands to be rezoned to Planned Development District General Plan - Residential No._



Drafted by: ROV
Edited by: ROV

Date: 11/11/2020
Scale: 1 inch = 200 feet

TO THE USER

This map data is provided by the City of Brookfield for informational purposes only. The City does not warrant or guarantee the accuracy or reliability of this data. Users of this data assume any risk for any purpose.

Prepared by:
CITY OF BROOKFIELD
Dep. of Community Development

Checked by:
CITY OF BROOKFIELD
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