

# Ordinance for the City of Brookfield, Wisconsin

Ordinance Title: The Corridor PDD #20 Zoning Amendment #3

Ordinance Number:

Whereas, certain properties described herein have been deemed appropriate by the City Plan Commission for placement within the Planned Development District (PDD) provision of the City of Brookfield Zoning Code; and

Whereas, on November 18, 2014 the Common council enacted City Ordinance 2393-14 creating Planned Development District (PDD) – Commercial Number 20 for a site located west of Calhoun Road, north of Interstate 94 and south of Bluemound Road, formerly known as Ruby Farms/Journal Communications lands and now called The Corridor, (hereinafter called “the site”); and

Whereas, on July 21, 2015, the Common Council amended ordinance 2393-14 by enacting City Ordinance 2423-15 to add Permitted and Prohibited Uses, PDD Dimensional Standards, and Conditions of PDD; and

Whereas, on April 17, 2018, the Common Council further amended ordinance 2393-14, and amended ordinance 2423-15, by enacting City Ordinance 2503-18 for certain amendments deemed necessary for the development of the site to meet the original intent of the PDD; and

Whereas, the City received an application to further amend the zoning of the PDD District in order for the development of the site to meet the original intent of the PDD and permit the development of the PDD’s remaining vacant lot (referred to as “Lot 2 South” in Ord. 2423-15); and

Whereas, the Plan Commission considered the proposed amendment at its meeting held on June 12, 2023, and found that it is consistent with the Calhoun Road South Neighborhood Plan (Neighborhood Plan) and City of Brookfield 2050 Comprehensive Plan (Comp Plan) and recommended that the Council approve the proposal;

Whereas, neighboring property owners were invited to a neighborhood information meeting held in the Common Council Chambers of City Hall on July 13, 2023, to be informed and provide comments on the request;

Whereas, a public hearing was held before the Common Council on July 18, 2023; and

Now, therefore, the Common Council of the City of Brookfield do ordain as follows:

**PART I.** That the zoning of all properties within “PDD” Planned Development District Commercial (Mixed Use) Number 20, as depicted and described in the map and legal description attached as Exhibit A-1 and Exhibit A-2 incorporated as set forth herein, is amended to apply the PDD Dimensional Standards dated May 11, 2023, attached as Exhibit C, which shall replace the corresponding table called “The Corridor – Development Summary” in Exhibit C attached to the ordinance enacted on April 17, 2018.

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PART II. That the Official Zoning Map established and maintained in accordance with Section 17.16.020 of the City of Brookfield Municipal Code be amended accordingly.

PART III. All ordinances and parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART IV. If any section or portion of this ordinance shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect.

PART V. The provisions of this ordinance shall be in full force and effect from and after its passage and publication.

Adopted this 18<sup>th</sup> day of July, 2023.

Approved:

Attested:

\_\_\_\_\_  
Mayor Steven V. Ponto

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City Clerk Michelle Luedtke

Publication Date: [insert month, day, year]