

ORDINANCE NO. 2175-09
by the Plan Commission

ESTABLISH “MSO-RC” MODIFIED SUBURBAN OVERLAY DISTRICT – RESIDENTIAL CLUSTER ZONING FOR THE CONSTRUCTION OF THE GLEN OF BROOKFIELD, A 46 UNIT CONDOMINIUM WITH CLUBHOUSE LOCATED AT APPROXIMATELY 15275 HACKBERRY LANE

WHEREAS, the Modified Suburban Overlay District was the product of the 1999 City of Brookfield Capitol Drive Corridor Planning Study, and this study called for the creation of several new zoning instruments to be applied to certain properties within the Capitol Drive Corridor, which was completed June 1, 1999, by Ordinance No. 1692, and was also to be available for application by subsequent enactment elsewhere in said Corridor or elsewhere in the City; and

WHEREAS, a public hearing was heard before the Common Council on March 17, 2009, which was published as a Class II notice; and

WHEREAS, on April 6, 2009, the Plan Commission of the City of Brookfield recommended to establish the Modified Suburban Overlay zoning designation at 15275 Hackberry Lane; and

WHEREAS, a 46 dwelling unit condominium with clubhouse has been proposed; and

WHEREAS, the proposed use is permitted in the base zoning district and there is no increase in unit density above that permitted in the base zoning district; and

WHEREAS, the existing “M-2” Multiple-family Residence District base zoning designation will be retained; and

WHEREAS, the project is located in the South Gateway Targeted Intervention Area (TIA); one of ten areas identified in the Brookfield Year 2020 Master Plan (Master Plan) where change is anticipated, encouraged and where redevelopment investment can yield highest returns.

NOW, THEREFORE, the Common Council of the City of Brookfield do ordain as follows:

PART I. To establish “MSO-RC” Modified Suburban Overlay District – Residential Cluster zoning for the construction of a 46 dwelling unit condominium with clubhouse located at approximately 15275 Hackberry Lane.

PART II. The MSO designation establishes the building setbacks, offsets, building separation, lot coverage, and landscape surface area as follows:

Building Setback from public road:	≥ 50'
Building Offset:	≥ 20'
Building Separation:	≥ 20'
Building Setback from center line of private road:	≥ 28'
Lot Coverage:	≤ 39%
Landscape Surface Area:	≥ 61%

PART III. The existing M-2 Multiple-family Residence District base zoning designation will be retained. Regulations that will apply to this property are described in the matrix attached as Exhibit “A”.

PART IV. The land to be zoned "MSO-RC" Modified Suburban Overlay – Residential Cluster development pattern is depicted on the attached Exhibit "B"* and described as follows:

Lots 2 and 3 of Certified Survey Map No. 10101, being part of the Northeast 1/4, Southeast 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 7 North, Range 20 East in the City of Brookfield, Waukesha County, Wisconsin. Containing approximately 15.34 acres. Tax Key Numbers 1147-993-012 and 1147-993-013.

PART V. This ordinance shall take effect and be in force from and after its passage and publication.

ADOPTED AND APPROVED ON April 21, 2009

Kristine A. Schmidt, City Clerk

Jeff R. Speaker, Mayor

Publish: April 30, 2009

* May be viewed in the City Clerk's Office or on-line at www.ci.brookfield.wi.us.

EXHIBIT “A”**MODIFIED SUBURBAN OVERLAY – RESIDENTIAL CLUSTER****Approximately 15275 Hackberry Lane****South Gateway Targeted Intervention Area**

Zoning Issue Area	Base Zoning	Development Pattern	Use Variations	Planning Unit	Special Characteristics
Tax Key Number 1147-993-012 and 1147-993-013	M-2	RC	1. Club House permitted 2. Parking Spaces \geq 25' in length in front of garages permitted 3. Parking spaces in private road building setback permitted	South Gateway Targeted Intervention Area	1. Building Setback from public road: \geq 50' 2. Building Offset: \geq 20' 3. Building Separation: \geq 20' 4. Building Setback: \geq 28' from center line of private road 5. Lot coverage \leq 39% 6. Landscape Surface Area \geq 61%

CITY OF BROOKFIELD

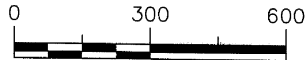
REZONING EXHIBIT "B"

LANDS TO BE REZONED TO "MSO" MODIFIED SUBURBAN OVERLAY TO
INCLUDE "RC" RESIDENTIAL CLUSTER.
EXISTING "M-2" MULTI FAMILY RESIDENCE (BASE ZONING) TO REMAIN.

LOTS 2 AND 3 OF CSM NO. 10101, BEING A PART OF THE NORTHEAST ¼, SOUTHEAST ¼, SOUTHWEST ¼ AND
NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE CITY OF
BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

PREPARED BY:
Losik Engineering
Design Group, LTD

CHECKED BY :
CITY OF BROOKFIELD
ENGINEERING OFFICE



PREPARED FOR :
CORNERSTONE DEVELOPMENT OF S.E. WI., LLC
285 FOREST GROVE DRIVE, SUITE 210
PEWAUKEE, WI. 53072

DRAWN BY : R.R.H.
EDITED BY : R.R.H.
SCALE : 1" = 300'
DATE : FEBRUARY 12, 2009

- Ⓐ OWNER: CDJLT INVESTMENT LLP
ADDRESS: 12760 W. NORTH AVE.
BROOKFIELD, WI. 53008
TAX KEY NUMBER: BRC 1147-993-013 (Lot 3)
TAX KEY NUMBER: BRC 1147-993-012 (Lot 2)



INDICATES AREA TO BE REZONED "MSO"
MODIFIED SUBURBAN OVERLAY TO
INCLUDE "RC" RESIDENTIAL CLUSTER.
EXISTING "M-2" MULTI FAMILY RESIDENCE
(BASE ZONING) TO REMAIN.
(LOT 2 = 1.76 ACRES)
(LOT 3 = 13.58 ACRES)
(TOTAL = APPROXIMATELY 15.34 ACRES)

DESCRIPTORS OTHER THAN LEGAL DESCRIPTION AND ZONING
CLASSIFICATION ARE FOR INFORMATION ONLY.

ANY BASE OR OVERLAY ZONING DISTRICTS - OTHER THAN THE "MSO"
MODIFIED SUBURBAN OVERLAY DISTRICT - THAT APPLY TO THE
SUBJECT PROPERTY ARE NOT AFFECTED BY THIS ORDINANCE.

