

ORDINANCE NO. 2252-11
By the Plan Commission

AN AMENDMENT TO THE 124TH STREET AND BLUEMOUND ROAD NEIGHBORHOOD PLAN
AND THE CITY OF BROOKFIELD 2035 COMPREHENSIVE PLAN

WHEREAS, the City of Brookfield adopted the *124th Street and Bluemound Road Neighborhood Plan and City of Brookfield 2035 Comprehensive Plan* via Resolution No. 7686-07 and Ordinance No. 2193-09, respectively (herein after called “Plans”); and

WHEREAS, the study area of said neighborhood plan consists of the former Quebecor property located at 12821 W. Bluemound Road and surrounding properties as identified in Exhibit A, attached and incorporated hereto; and

WHEREAS, on March 7, 2011 the Plan Commission engaged in discussion regarding the appropriate transportation circulation objectives for the affected land and proposed amendments to the neighborhood plan; and

WHEREAS, a public hearing on proposed amendments to said neighborhood plan was held on May 3, 2011; and

WHEREAS, the City Plan Commission on May 9, 2011 approved, by majority vote, a series of amendments to the aforementioned Plans including the traffic circulation objectives listed herein.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Brookfield that the Plans previously adopted by Resolution No. 7786-07, Ordinance No. 2193-09, and Ordinance No. 2243-10 are hereby amended in the following respects:

1. To amend the text and related maps of the *124th Street and Bluemound Road Neighborhood Plan* as follows:

- a. Delete the following general statements in the neighborhood plan document, under “Circulation” page 14:

“a.) Any development of the former Quebecor site should include the construction of off-site improvements of extending a frontage road to access the existing signal located at 124th Street.

b.) The proposed plan amendment includes a statement of the critical importance of the construction of a frontage road between the former Quebecor site and existing signal at 124th Street and Bluemound Road. The common Council urges the developer and/or property owner of the former Quebecor site to engage the timely professional engineering services needed to prepare a preliminary design of the frontage road to determine its feasibility in light of floodplain, topographic and

environmental concerns and governmental agency approvals. This will be necessary for successful project approval”.

b. Insert the following general statement in the neighborhood plan document, under “Circulation” page 14:

“a.) Any development of the former Quebecor site should include an easterly access point to Bluemound Road and a roadway system that provides redundant access to Bluemound Road, internal connectivity of proposed land uses that minimizes use of Bluemound Road for linked trips, and a safe and efficient future connection to 124th Street if and when 124th Street is extended as anticipated in the SEWRPC Regional Transportation Plan”.

2. The requested amendments will not alter or amend the remaining recommendations in the adopted Plans.

3. The city staff is directed to amend the applicable text and maps of the aforementioned plans once an ordinance amending said plans is adopted by the Common Council.

BE IT FURTHER RESOLVED, these Plan amendments shall have the same force and effect as the main body of the Plans established in Resolutions No. 7686-07, Ordinance No. 2193-09 and Ordinance No. 2243-10.

BE IT FURTHER RESOLVED, by the Common Council of the City of Brookfield that the Plan Commission will use the aforementioned Plan amendments when reviewing development proposals and making land use decisions in this neighborhood.

ADOPTED AND APPROVED _____ May 17 _____, 2011

Kristine A. Schmidt, City Clerk

Steven V. Ponto, Mayor

Published: May 26, 2011

Exhibit A- LANDS UPON WHICH THE AMENDMENTS APPLY:

Parcel A**Key #:** BR C1108137**Property Address:** 12935 W BLUEMOUND RD**Property Owner:** BLUEMOUND LAND HOLDINGS LLC**Legal Description:** Lots 1,2,3,4,5,6,7,21 22,23 & 24 Block 1 & Vac Alleyin Columbia Gardens Addn 2 PT SE1/4 SEC 25 T7N R20E DOC 2678222 (01) DOC 3302390 (05) DOC 3302391 (05)**Parcel B****Key #:** BR C1108136**Property Address:** 12785 W BLUEMOUND RD**Property Owner:** Quad Graphics**Legal Description:** All that part of Columbia Gardens No. 2, a Subdivision of record and Certified Survey Map No. 3323, recorded as Document No. 1055101, Volume No. 25 on Pages 105 through 109 inclusive, Recorded on July 6, 1978 and Unplatted Railroad Property in the Southeast 1/4 of Section 25, Township 7 North, Range 20 East, in the City of Brookfield, Waukesha County, Wisconsin bounded and described as follows:

Commencing at the Southeast Corner of said Section 25; thence South 89°13'41" West along the South Line of the Southeast 1/4 of said Section 25 a distance of 415.0 feet to a point on the Easterly Line of said Certified Survey Map No. 3323; thence North 00°46'19" West along said Easterly Line 45.00 feet to a point; thence South 89°13'41" West along said Easterly Line 85.63 feet to a point; thence North 01°08'29" West along said Easterly Line 600.00 feet to a point; thence Northwesterly 178.07 feet along the said Easterly Line and the Arc of a curve whose center lies to the west, whose Radius is 3,083.43 feet and whose Chord bears North 02°47'45" West 178.04 feet to the point of beginning of lands to be described; thence continuing Northwesterly 381.62 feet along said Easterly Line and the Arc of a curve whose center lies to the west, whose Radius is 3,083.43 feet and whose Chord bears North 07°59'45" West 381.38 feet to a point; thence North 76°51'05" East along said Easterly Line 73.13 feet to a point; thence North 13°08'55" West along said Easterly Line 60.00 feet to a point; thence North 01°11'09" West along said Easterly Line 135.82 feet to a point; thence North 64°45'39" West along said Easterly Line 16.47 feet to a point; thence North 25°14'21" East along said Easterly Line 210.00 feet to a point on the Southerly Line of an existing 100.00 foot Railroad Right of Way; thence North 64°45'39" West along the Southerly Line of said Railroad Right of Way 571.05 feet to a point on the South Line of West Blue Mound Road; thence South 83°31'51" West along the South Line of West Blue Mound Road 198.56 feet to a point; thence North 26°07'09" West along the South Line of West Blue Mound Road 21.24 feet to a point; thence South 83°31'51" West along the South Line of West Blue Mound Road 393.60 feet to a point; thence North 06°28'09" West along the South Line of West Blue Mound Road 5.00 feet to a point; thence South 83°31'51" West along the South Line of West Blue Mound Road 160.00 feet to a point; thence South 06°28'09" East along the South Line of West Blue Mound Road 5.00 feet to a point; thence South 83°31'51" West along the South Line of West Blue Mound Road 148.03 feet to a point; thence Southeasterly 0.74 feet along the Southerly Line of West Blue Mound Road and the arc of a curve whose center lies to the east, whose radius is 15.00 feet and whose chord bears South 27°20'47" East 0.74 feet to a point on the East Line of Columbia Boulevard; thence South 28°45'09" East along the East Line of Columbia Boulevard 450.61 feet to a point; thence Southeasterly 695.30 feet along the East Line of Columbia Boulevard said line also being the Westerly Line of Parcel 1 of said Certified Survey Map No.3323 and the arc of a curve whose center lies to the west, whose radius is 1,672.33 feet and whose chord bears South 16°50'30" East 690.30 feet to the Southwesterly most corner of Parcel 1 of said Certified Survey Map

No.3323; thence North 83°14'49" East along the South Line of said Parcel 1 and its easterly extension 933.37 feet to the point of beginning. Said description contains 1,071,418.31 Square Feet, 24.5946 Acres

Parcel C Railroad

Key #: None

Property Address: None

Property Owner: Wisconsin Department of Natural Resources

Legal Description: All that part of Columbia Gardens No. 2, a Subdivision of record and Certified Survey Map No. 3323, recorded as Document No. 1055101, Volume No. 25 on Pages 105 through 109 inclusive, Recorded on July 6, 1978 and Unplatted Railroad Property in the Southeast 1/4 of Section 25, Township 7 North, Range 20 East, in the City of Brookfield, Waukesha County, Wisconsin bounded and described as follows:

Commencing at the Southeast Corner of said Section 25; thence South 89°13'41" West along the South Line of the Southeast 1/4 of said Section 25 a distance of 415.0 feet to a point on the Easterly Line of said Certified Survey Map No. 3323; thence North 00°46'19" West along said Easterly Line 45.00 feet to a point; thence South 89°13'41" West along said Easterly Line 85.63 feet to a point; thence North 01°08'29" West along said Easterly Line 600.00 feet to a point; thence Northwesterly 559.69 feet along the said Easterly Line and the Arc of a curve whose center lies to the west, whose Radius is 3,083.43 feet and whose Chord bears North 06°20'29" West 558.92 feet to a point; thence North 76°51'05" East along said Easterly Line 73.13 feet to a point; thence North 13°08'55" West along said Easterly Line 60.00 feet to a point; thence North 01°11'09" West along said Easterly Line 135.82 feet to a point; thence North 64°45'39" West along said Easterly Line 16.47 feet to a point; thence North 25°14'21" East along said Easterly Line 210.00 feet to a point on the Southerly Line of an existing 100.00 foot Railroad Right of Way and the point of beginning of lands to be described; thence North 64°45'39" West along the Southerly Line of said Railroad Right of Way 571.05 feet to a point on the South Line of West Blue Mound Road (A.K.A. U.S.H. "18") thence North 74°03'09" East 151.86 feet to a point of intersection with the South Line of West Blue Mound Road and the Northerly Line of said Railroad Right of Way; thence South 64°45'39" East along said Railroad Right of Way 538.07 feet to a point of intersection with the Easterly Line of a Vacated 20.0 foot Alley in Block 3 of Columbia Gardens No.2; thence South 83°38'50" West 95.44 feet to the Centerline of said Railroad Right of Way; thence South 25°14'21" West 50.00 feet to the point of beginning. Said description contains 53,423.44 Square Feet, 1.2264 Acres ±

Parcel D

Key #: BR C1108144

Property Address: 12501-05 W BLUEMOUND RD

Property Owner: WEHRLEY-GALLENBERER CO LLC

Legal Description: Lots 1 Thru 10 of Blk 3 and Lots 1,2, and 3 of Blk 4, All in Columbia Gardens Addn 2 Being a Sub of A Pt of the SE 1/4 OF SEC 25 T7N R20E & Vacated Streets & Alleys 109,479 SQ FT 2.513 ACRES DOC 3403640 (06)