

ORDINANCE NO. 2322-13

By the Plan Commission

AMEND ORDINANCE NO. 2075-06 TO ALLOW CONSTRUCTION OF TWO-STORY RESIDENTIAL DWELLINGS RATHER THAN RANCH-STYLE DWELLINGS AT WYNDHAM POINTE CONDOMINIUMS

WHEREAS, Wyndham Pointe of Brookfield was originally approved in 2006 under the name Avian of Brookfield. The site is zoned "M-2" Residence District. Ordinance #2075-06 established Modified Suburban Overlay – Residential Cluster zoning in 2006; and

WHEREAS, the site is located in the Capitol Drive – Lilly Road Targeted Investment Area, one of ten areas identified in the *City of Brookfield 2035 Comprehensive Plan* that foster community reinvestment by supporting new economic development and sustainable, mixed-use redevelopment with sensitivity to surrounding neighborhoods. The adopted node plan is the *Lilly Road Capitol Drive Neighborhood Plan – 2001* (Node Plan). The adopted land use of the Node Plan is Residential Single-family or PUD Cluster. The adopted land use of the City of Brookfield 2035 Comprehensive Plan is "Housing Focused-Medium Density; and

WHEREAS, the Special Characteristics column of the MSO matrix in Ordinance No. 2075-06 provides for the following departures from base zoning district requirements: (a) Building separation 20' min; 70' min across private road; sprinkled; (b) West building offset 15'; (c) Floor Area Ratio 23% max; (d) Lot coverage 45 % max; (e) Landscape Surface Area 55% min.; and the body of said ordinance limited all buildings to ranch style development; and

WHEREAS, on May 7, 2013, a public hearing was heard to amend Ordinance No. 2075-06 to permit a revised plan and method of operation allowing for construction of two-story residential dwellings rather than the ranch-style residential dwellings permitted by said ordinance at Wyndham Pointe Condominiums located on Wyndham Point Circle.

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


PART I. To amend the text of Ordinance No. 2075-06 permitting a revised plan and method of operation allowing for construction of two-story residential dwellings rather than the ranch-style residential dwellings permitted by said ordinance at Wyndham Pointe Condominiums located on Wyndham Point Circle. There will be no increase in the number of dwelling units, building or floor area ratio. Rather, the building footprints will become smaller, increasing the horizontal distance between buildings and increasing open space.

PART II. The Special Characteristics column of the MSO matrix (Exhibit A) lists the approved development characteristics for the site.

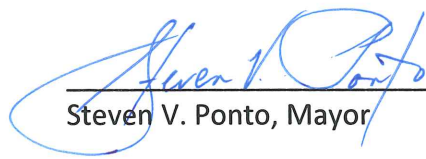
PART III. Legal Description: Lot 1, Certified Survey Map No. 10413 being a part of lands in the Southwest ¼ of the Southeast ¼ of Section 2, Township 7 North, Range 20 East, City of Brookfield, Waukesha County, Wisconsin.

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

ADOPTED AND APPROVED ON May 21, 2013



Kelly Michaels, City Clerk



Steven V. Ponto, Mayor

Publish: May 30, 2013

Exhibit A

Wyndham Pointe at Brookfield Condominiums (Formerly Avian of Brookfield)

Matrices Identifying Overlay District Requirements for the Following Geographic Areas Included within the Modified Suburban Overlay District of Ordinance No. 1692.

The 1999 Capitol Drive Corridor Overlay District Area

Modified Suburban Overlay – Capitol Drive Corridor					
Zoning Issue Area	Base Zoning	Development Pattern	Use Variations	Planning Unit	Special Characteristics
E.C.5	M-2	RC	None	Lilly and Capitol	<ol style="list-style-type: none">1. Building separation 20' minimum; 70' maximum across Wyndham Point Circle2. Western Offset. 15 feet minimum.3. Floor Area Ratio. 0.23 maximum.4. Lot Coverage. 0.45 maximum.5. Landscape Surface Ratio (LSR) .055 minimum.6. One and two-story residential buildings permitted7. Residential buildings with one or two dwelling-units permitted

This action affects no other "Zoning Issue Area".