

City of Brookfield, Wisconsin

<b>ORDINANCE NO. 2410-15 of the PLAN COMMISSION</b>		
Commission Date: March 9, 2015	Commission Action: Carried 7-0	
Ordinance establishing permanent zoning on lands annexed by Ordinance #2379-14 from the Town of Brookfield (BLR/Willkomm).		
Public Hearing: February 17, 2015	Council Date: March 17, 2015	Council Action: Adopted

WHEREAS, Ordinance No. 2379-14 adopted by the Common Council on July 15, 2014, annexed approximately 26 acres of land from the Town of Brookfield, located north of Gumina Road between Barker Road and Springdale Road, owned by BLR Inc. and Ursula Willkomm; and

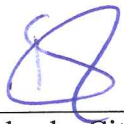
WHEREAS, on March 9, 2015, the Plan Commission recommended a permanent base zoning of “Light Industrial/Commercial Mixed-Use District No. 1” with “MSO” Modified Suburban Overlay which is consistent with the zoning of the surrounding City lands.

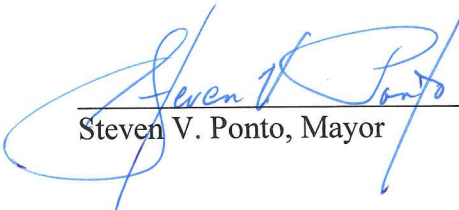
NOW, THEREFORE, the City of Brookfield Common Council do ordain as follows:

Part I. The property known as the BLR Inc./Willkomm annexation depicted in Exhibit “A”\* shall be zoned “Light Industrial/Commercial Mixed-Use District No. 1” with “MSO” Modified Suburban Overlay.

Part II. Said zoning shall be applied on lands annexed by Ordinance No. 2379-14 and depicted on Map 1\* and described in attached Exhibit A\*. The “MSO” provisions that apply to said properties are listed in attached Exhibit B\*.

ADOPTED AND APPROVED ON March 17, 2015

  
\_\_\_\_\_  
Kelly Michaels, City Clerk

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

\* Can be viewed in the City Clerk's office.

Published: March 26, 2015

Exhibit A BOUNDARY DESCRIPTION OF TAX INCREMENT DISTRICT 4, CITY OF BROOKFIELD, WI:

THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 7, AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST CORNER AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 00°54'28" E ALONG THE EAST LINE OF SAID ¼ SECTION 1419.35 FEET; THENCE N 85°34'32" E AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 7 85.00 FEET; THENCE S 00°54'28" E AND PARALLEL TO THE EAST LINE OF SAID NORTHWEST ¼ OF SAID SECTION 273.11 FEET TO A POINT ON THE SOUTH LINE OF GUMINA ROAD AND THE NORTH LINE OF PARCEL 1 CSM NO. 8308; THENCE S 76°41'32" W ALONG SAID SOUTH LINE OF GUMINA AND NORTH LINE OF CSM 8308 NO. 86.87 FEET TO A POINT ON THE EAST LINE OF SAID ¼ SECTION, AND THE EAST LINE OF PARCEL 1 OF CSM NO. 8307, AND THE NORTHEAST CORNER OF PARCEL 1 CSM NO. 8307; THENCE N 00°54'28" W ALONG SAID EAST LINE 7.19 FEET TO A POINT ON THE SOUTH LINE OF GUMINA ROAD, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 1 OF CSM NO. 8308; THENCE S 76°50'48" W ALONG SAID SOUTH LINE AND THE NORTH LINE OF CSM NO. 8308 103.35 FEET TO THE NORTHWEST CORNER OF SAID CSM, AND THE NORTHEAST CORNER OF CSM NO. 8307; THENCE CONTINUING S 76°50'48" W ALONG THE NORTH LINE OF CSM NO. 8307 AND THE SOUTH LINE OF GUMINA ROAD 188.00 FEET TO THE NORTHWEST CORNER OF CSM NO. 8307; THENCE N 00°54'28" W 3.07 FEET TO THE SOUTH LINE OF GUMINA ROAD; THENCE S 76°50'48" W ALONG SAID SOUTH LINE 177.02 FEET TO THE NORTHEAST CORNER OF CSM NO. 4082; THENCE CONTINUING S 76°50'48" W ALONG THE NORTH LINE OF CSM NO. 4082 AND THE SOUTH LINE OF GUMINA ROAD 204.88 FEET TO THE NORTHWEST CORNER OF CSM NO. 4082; THENCE N 00°58'28" W 1800.47 FEET TO POINT ON THE NORTH LINE OF SAID NORTHEAST ¼ SECTION; THENCE N 85°32'05" E ALONG THE NORTH LINE OF SAID NORTHWEST ¼ SECTION 661.31 FEET TO THE POINT OF BEGINNING

TOTAL ANNEXATION AREA = 1,175,644 SQUARE FEET OR 26.9891 ACRES

**Exhibit B****Matrix Identifying Overlay District Requirements for the Following Geographic Areas  
Included in the Modified Suburban Overlay District**

Modified Suburban Overlay – Northwest Gateway Neighborhood Plan					
Zoning Issue Area	Base Zoning	Development Pattern	Use Variations	Plan ning Unit	Special Characteristics
Lands north of Gumina Road	Light Industrial/Commercial Mixed-Use District No. 1(LI&CM#1)	NA-use base zoning	Uses listed in Section 17.81.020.A. 1 and 17.81.020. A. 2. b are not permitted uses.	Node DNP Required	

Descriptors other than legal description and zoning classification are listed for informational purposes only