

ORDINANCE NO. 2110-07
by the Plan Commission

**REZONING CERTAIN PROPERTIES FROM "C" CONSERVANCY DISTRICT AND
"PDD #8" TO "PDD" PLANNED DEVELOPMENT DISTRICT-GENERAL PLAN
(RESIDENTIAL) NO. 14, FOR THE PURPOSE OF CONSTRUCTING
"GEORGETOWN SQUARE PHASE II", A 56 UNIT APARTMENT PROJECT,
LOCATED AT THE SOUTHEAST CORNER OF
WISCONSIN AVENUE AND RUF ROAD**

WHEREAS, certain properties described herein have been deemed appropriate by the City Plan Commission for placement within the Planned Development District provisions of the City of Brookfield Zoning Code; and

WHEREAS, the approval process for such Planned Development District calls for adoption of an ordinance rezoning the subject properties to said district and approving a General Plan for such lands; and

WHEREAS, a public hearing with proper notice on this matter was heard on November 6, 2007; and

WHEREAS, the Plan Commission approved the General Plan and rezoning to "PDD-Residential" on November 12, 2007.

NOW THEREFORE, the Common Council of the City of Brookfield ordains that the lands located at the southeast corner of Wisconsin Avenue and Ruf Road shall be rezoned from "C" Conservancy District and "PDD #8" to "PDD" Planned Development District – General Plan (Residential) No. 14; and shall be generally described and governed as set forth below; and

1. ***Legal Description:*** The land upon which the rezoning is depicted and described in Exhibit "A"* or Lot 8 of Fountain Square, a recorded subdivision, being a part of the southwest 1/4 of the northeast 1/4 of Section 27, Town 7 North, Range 20 East, in the City of Brookfield, Waukesha County, Wisconsin, containing 126,497 s.f. or 2.9040 ac. Tax Key No. 1116-008.
2. ***Identification of District:*** This District shall henceforth be known as the "Planned Development District – Residential, No. 14. The designation remains "PDD-General Plan" until a Specific Plan is approved.
3. ***Statement of Purpose:*** To rezone the property from "C" Conservancy District and "PDD #8" to "PDD (Res.)" Planned Development District – General Plan (Residential), No. 14 depicting construction of Georgetown Square Phase II, a 56 unit apartment project.
4. ***Permitted Uses within the PDD District:*** The proposed use for the property is a 56 unit apartment project. The PDD would permit uses that are proposed in the

General Plan, consistent with the permitted uses in the "M-2" Multiple Family Residence District including multiple family dwellings.

5. **Development Pattern:** The following development would be permitted pursuant to PDD zoning and approval of a "Specific Plan", including the following dimensional standards:

Setbacks and Offsets

- a. Building and parking setbacks shall be a minimum of 30 feet.
- b. Building offsets shall be a minimum of 25 feet and parking offsets a minimum of 10 feet.

Parking

- a. Parking is accomplished all on-site, either underground or within parking lots.
- b. A minimum of 134 off-street parking spaces shall be provided.

Height Regulations

- a. The maximum building height will be 49 feet, including a 6-1/2' parapet wall.

Density

- a. The maximum number of dwelling units shall be 56 units.
- b. The maximum floor area shall be 95,250 sq. ft. not including below grade parking.
- c. The maximum floor area ratio (F.A.R.) shall be 75.5%.

All other "PDD" district dimensions would comply with the site plan dated July 31, 2007, as documented in the Plan Commission packet and minutes of November 12, 2007. Any phasing of the development will require separate Specific Plan approval(s).

6. **Master Plan:** This development incrementally implements the *Calhoun Road South Neighborhood Plan* (an element of the *City of Brookfield Master Plan*) by providing multiple story residential buildings with on-site underground and surface parking, adding a residential component of sufficient density to assist in creating a mixed use neighborhood in the area.
7. **Community Benefits:** The PDD process requires an identification of the impact on the community and the identification of community benefits. The benefits of the "PDD" request are listed in Tab VIII of the General Plan Document (can be viewed in the City Clerk's Office).
- a. School impact 6 children, 3 attending public schools.
 - b. Estimated tax impact of \$5,600,000 assessed value produces \$112,000 annual taxes (T.I.D. #3 increment).
 - c. Traffic and safety impact were addressed in Georgetown Square Phase I with constructing or funding new streets and traffic signals.
 - d. Utility impact will be addressed by contributing to pro-rata costs of a new sanitary sewer at no cost to utility payers.

8. ***Alterations and Revisions:*** No material alteration or revision of this Planned Development shall be permitted unless approved by the City Plan Commission. However, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Community Development and are compatible with the concept stated in the underlying General Plan approved by the City Plan Commission.

9. ***Limitations on the General Plan Approval accomplished by this Ordinance:*** No construction or development activities are authorized by the adoption of this ordinance. Adoption of this ordinance approving the General Plan and rezoning the subject property does not authorize any development activity on the property until the City Council has approved the Specific Plan of said property and all necessary Development Agreements have been approved and executed by all parties required to execute same.

10. **Other Conditions:** Including all conditions listed on pages 4-7 of the November 12, 2007, Plan Commission minutes.

ADOPTED AND APPROVED ON November 20, 2007

Kristine A. Schmidt, City Clerk

Jeff R. Speaker, Mayor

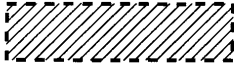
Publish: November 29, 2007

* May be viewed in the City Clerk's Office.

CITY OF BROOKFIELD REZONING EXHIBIT "A"

LANDS TO BE REZONED FROM "C" CONSERVANCY DISTRICT
AND "PDD #8" PLANNED DEVELOPMENT DISTRICT, TO "PDD # 14"
PLANNED DEVELOPMENT DISTRICT - GENERAL PLAN (RESIDENTIAL),

LOT 8 OF FOUNTAIN SQUARE, A RECORDED SUBDIVISION, BEING A PART OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 7 NORTH, RANGE 20
EAST, IN THE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, CONTAINING
126,497 S.F. OR 2.9040 AC.



A Taxkey Number: 1116008
Owner: Georgetown Square II LLC

Indicates area where land is to be rezoned from "C" Conservancy and "PDD #8" Planned Development District to "PDD #14" Planned Development District - General Plan (Residential). (Approximately 2.9040 acres.)

Prepared by:
CITY OF BROOKFIELD
Department of Community Development

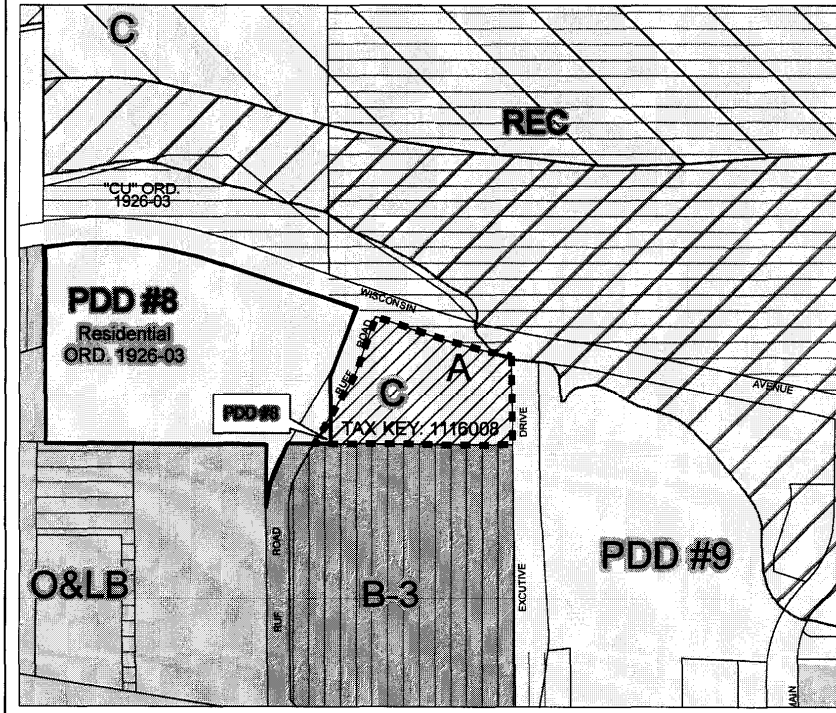
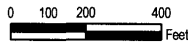
Checked by:
CITY OF BROOKFIELD
Engineering Office

Drawn by: JMW
Edited by: JMW
Scale: 1" = 200'
Date: OCTOBER 8, 2007



Descriptors other than legal description and zoning classification are for information only.

Any overlay zoning districts that apply to the subject properties are not affected by this ordinance.



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