



## MEMORANDUM:

From: COMMUNITY DEVELOPMENT DEPARTMENT

Date: 9/29/2022

Topic: Flats at Bishop's Woods INFORMATIONAL SHEET

**\*ALL INFORMATION LISTED BELOW IS SUBJECT TO CHANGE AS NEW INFORMATION BECOMES AVAILABLE\***

### 1. Existing O&LI Zoning vs. Proposed PDD zoning

#### Existing Zoning: "O&LI" Office and Limited Industry District

- Permits 30%–45% Floor Area Ratio (approx. 48,400–72,600 SF of development)
- Building Height: 35–45ft max. (3.5 story building)
- Building & Parking Setback: 50ft min.
- Building & Parking Offset: Building 25ft–100ft min., Parking 10ft–75ft min.
- Lot Coverage: 70% max.

#### Proposed Zoning: "PDD" Planned Development District

- Permit 145% Floor Area Ratio (approx. 234,100 SF of development)
- Building Height: 50ft max. (4 story building)
- Building & Parking Setback: Building 18 ft. min., Parking 10ft min.
- Building & Parking Offset: Building 20ft min., Parking 10ft min.
- Lot Coverage: 60% max.

### 2. Age of the Existing Buildings

- 350 Bishops Way-Built in 1984
- 250 Bishops Way-built in 1980

### 3. Height of the Existing Buildings vs. Proposed Development

#### Existing Buildings (Heights currently being confirmed through a survey)

- 350 Bishops Way: Approx. 35 feet
- 250 Bishops Way: Approx. 32 feet

#### Proposed Building: 48 feet 11 5/8 inches (West, front entry façade at grade)

58 feet (East façade, includes underground parking/basement)

59 feet (North façade, includes underground parking/basement)

52 feet (South façade, includes partial underground exposure)

#### 4. Existing Building SF vs. Proposed New Building SF

##### Existing Buildings

- 350 Bishops Way: 33,481 SF
- 250 Bishops Way: 33,162 SF

**Total Building Area: 66,643 SF**

**Total Lot Coverage: 2.28 AC (61.6%)**

##### Proposed Building

One bedroom units: 64 dwellings at 672–733 SF

Two bedroom units: 99 dwellings at 944–1,006 SF;

8 being live work units at 944–956 SF

(1 Bedroom + 1 Bedroom/Business flex space)

Three bedroom units: 40 dwellings at 1,172–1,196 SF

**Total Dwelling Units: 203 units**

**Total Building Area: 225,088 SF**

**Total Lot Coverage: 1.91 AC (51.4%)**

#### 5. Current Tax Value of Property vs Projected Value of Proposed Development

##### Existing Tax Value (Including Land and building improvements)

**TOTAL: \$2.5 million (two properties)**

##### Projected Tax Value (subject to change) (source: Lincoln Avenue Capital)

**TOTAL: \$Approx. 20-25 million (based on current market and income approach valuation)**

#### 6. Summary of *Bishops Neighborhood Plan* related to project (Page 23, August 8, 2022 Commission Minutes)

The proposal is consistent with the *Neighborhood Plan*. The “Bluemound and Bishops Way “ section in the plan states, “redevelopment of lots that share the Nature Preserve “backyard” with the Bishops Grove condominium properties shall establish a landscape buffer along the rear set-back”(p. 33 of Neighborhood Plan), which is accommodated in the proposed site plan. Additionally, it states:

Incentivize new development to incorporate amenities beneficial to the other office properties in the neighborhood, such as on-site daycare services, structured parking, outdoor recreation areas, and office oriented retail. Allow increased floor area ratio for mixed use projects that are developed with green architecture and neighborhood design elements that include these amenities. (p. 33 of Neighborhood Plan)

The proposal incorporates outdoor recreation areas along Bishops Way, contains structured parking, and proposes green architecture and neighborhood design elements in a mixed use building project. The requested PDD rezoning fulfills all stated directions given for “District F” in the plan (listed in paragraph 3. of the staff report). As previously stated, the Neighborhood Plan should be amended on the “Neighborhood Vision” map (p. 27 of Neighborhood Plan) to update the recommended land use of 250 Bishops Way to “Mixed Use – Office/Research/Local Business/Multi-Family”. The Plan Commission

should provide comment regarding the applicant's submitted architectural concepts and building materials with regard to desired consistency with the Design Materials & Principles (p. 29-31 of Neighborhood Plan) identified for the Neighborhood Plan.

**7. Traffic Impact Memorandum**(source: Sigma Group)

A comparative analysis submitted in the Sigma Group's Site Plan indicates that the traffic counts between the current office use and the proposed use is consistent. Traffic counts are similar, but are more spread throughout the day. At this time, a traffic impact analysis report will not be necessary per City staff.

**8. Landscape Plan Progress**

Plan Commission recommended the applicant consider including additional landscape buffering as the landscape plans are advanced, reminding the applicant the neighborhood plan calls for such landscape buffering on this site. Developer has submitted a preliminary landscape plan which features design for a series of year-round evergreen tree plantings along east/rear property line for screening views. City staff has requested an enhanced landscape plan that helps buffer the development from the adjacent condominiums.

**9. Workforce units and income (Page 25, August 8, 2022 Plan Commission Minutes)**

The definition of workforce housing varies throughout the country. In Wisconsin, it typically represents, or is defined as, housing that is affordable to individuals and families with an earned income at 40%–80% of the area median income. According to the federal Department of Housing and Urban Development (HUD), housing is considered "affordable" when its annual costs do not exceed 30% of an individual or family's annual earned income. Brookfield's area median income is reported at \$107,380 in 2020 dollars per 2022 Census estimates (Quick Facts – City of Brookfield, WI). Using the definition of workforce housing above, workforce housing in Brookfield would be affordable for individuals and families with an annual earned income of \$42,952–\$85,904. Affordable monthly "all-in" rents would range from \$1,073.80–\$2,147.60 per month. "All-in" rents include both the rent and utilities in the price.

**10. Government program supporting the workforce units** (source: Lincoln Avenue Capital)

The workforce units will be supported by Wisconsin Housing and Economic Development Authority (WHEDA) Housing tax credits. To be eligible, units are required to adhere to workforce rent restrictions for 30 years.

**11. Inflationary scaling of rent** (source: Lincoln Avenue Capital)

Rents to be adjusted by inflation, so as incomes rise rent will rise too.

**12. Quality of units**(source: Lincoln Avenue Capital)

The quality will be indistinguishable from other market rate apartments. The Flats will have similar build and design quality as the Brookfield Reserve Luxury Apartments

(located one block northwest of the proposal within Bishops Woods). Interior amenities will include: leasing offices, a community gathering room, and fitness room. The exterior will have gathering/seating areas and grills. Parking will predominantly be underground.

**13. Lease screening specifics** (source: Lincoln Avenue Capital)

Prospective tenants will need to pass a background and credit check as well as pass income verifications.

**14. Voluntary off-premise sidewalk extension to Elm Grove Road**

At this time this is something the developer would consider.

**15. Cleared the project past the Bishops Woods Covenants?** (source: Lincoln Avenue Capital)

The developer has been in contact with the Bishops Woods Property Association whose board has directly stated they would support any rezoning and development that has been vetted and approved by the City. Developer will be working through any necessary amendments to the covenants and restrictions with the Bishops Woods association. See City process listed below for details on City involvement.

**16. Community benefits (Page 25, August 8, 2022 Plan Commission Minutes)**

The following community benefits have been identified to warrant PDD status:

- Provides workforce housing units in the City which aids in fulfilling requirements for supply and diversity of housing options for lower-income individuals and families.
- Green building and development with the goal of being a model for the City and State for how apartments can maximize energy efficiency and sustainability.
- Accomplishes landscaping, greenspace, and outdoor amenity objectives of the Neighborhood Plan while preserving the wooded environments of the Nature Preserve and Greenway.
- Advances the Live Work goals identified in the Neighborhood Plan in a mixed-use building.
- Execution of the identified pedestrian multi-use path development in the Neighborhood Plan from Elm Grove Road to the site, initiating and advancing the transportation objectives for multi-modal access through the neighborhood.
- Redevelopment of challenged and dated office properties within a TIA consistent with the land use, development pattern, destination, sustainability, and aesthetic objectives of the 2050 Comprehensive Plan and Bishop's Woods Neighborhood Plan.

**17. Decision criteria**

The Plan Commission's recommendation and the Council's decision shall be based on a determination that the proposed structure and use will or will not:

- A. Have a substantial adverse effect on traffic safety;

- B. Be inconsistent with this code;
- C. Be inadequately served with present or planned municipal services based upon the demand for such services in comparison to existing conditions for the subject property;
- D. Be in conformance with the most current version of the site development and landscaping standards. (Ord. [2802-22](#) § 9, 2022)

Note: the City codes do not include any criterion regarding impacts on property values, as that is an equation that is wrought with timing issues, market volatility, and varied professional and private opinions. In fact, that criterion was recently removed from the City Code at the recommendation of our Legal Department. The City Code includes the four criteria listed above for the Plan Commission to "find" in the review of development projects.

### **18. City Process:**

The applicant has applied for PDD rezoning request which went to the Plan Commission on August 8<sup>th</sup>. Next steps:

1. **Neighborhood Information Meeting\* (NIM): October 5, 2022 6:00pm-7:00pm**
  - Open House in Council Chambers at City Hall – Developer and City Staff answer questions, City Staff collects comments, District Alders invited
2. **Public Hearing\* at City Hall: October 18, 2022 7:45pm**  
\*Property owners within 300 feet are mailed a notice per city code. All meetings posted on City’s website: <https://www.ci.brookfield.wi.us/calendar.aspx>
3. Common Council considers the minutes of the Plan Commission meeting at the Public Hearing.
4. Developer submits general plan PDD and associated documents for approval to the Plan Commission for recommendation on the adoption of rezoning ordinance to the Common Council. **Plan Commission meeting date: November 7, 2022 (tentative)**
5. Common Council considers recommendation from Plan Commission and either approves, conditionally approves, or denies general plan PDD and associated documents alongside rezoning ordinance. **Common Council meeting date: November 15, 2022 (tentative)**
6. Developer, Bishops Woods property association, and City would engage in necessary amendments to property covenants and restrictions in fulfillment/consistent with final approved general plan PDD ordinance (if adopted)

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**City contacts:** For questions and details regarding the project – Richard VanDerWal, email: [vanderwal@ci.brookfield.wi.us](mailto:vanderwal@ci.brookfield.wi.us) P: 262-796-6695. Planning counter assistance to see plans on file- Carolyn Megal, email: [megal@ci.brookfield.wi.us](mailto:megal@ci.brookfield.wi.us) at Planning Office