

## NOTICE OF PUBLIC HEARING

**BY:** Common Council, City of Brookfield

**DATE:** January 15, 2008

**TIME:** 7:45 p.m.

**PLACE:** Council Chambers  
Brookfield City Hall  
2000 North Calhoun Road  
Brookfield, WI 53005

**APPLICANT:** WMH Leasing LLC  
14700 Fleetwood Ln.  
New Berlin, WI 53151  
c/o William M. Hoeg, Managing Member

**REQUEST:** To rezone land located at the northeast corner of Moorland Road and Greenfield Avenue, Tax Key Nos. BRC 1147-993-001 and 1147-991 from “B-3” Regional Business District to “PDD” Planned Development District – General Plan, No. 14 (Commercial), for the purpose of permitting the construction of an approximate 127,000 sq. ft. commercial building with four floors atop a two level parking structure with one parking level below grade resulting in a structure with a total height of approximately 97’ at the northeast corner of Moorland Road and Greenfield Avenue.

The following development to be known as Fountain Brook Crossing would be permitted pursuant to PDD No. 14 – General Plan (Commercial) zoning and approval of a “Specific Plan” as follows:

### **Permitted Uses**

- Office, retail and retail service uses as permitted in Chapter 17.64 “B-3” Regional Business District and Chapter 17.76 “O” Office District of the Municipal Code are permitted as well as the uses listed in Chapter 17.60 “B-2” General Business District but excluding automobile repair shops and storage garages, lockers, cold storage plants and automobile service stations.

### **Building and Parking Locations (approximate)**

- Building setback from Moorland Road 1.0’
- Pavement setback from Moorland Road 15.0’
- Building setback from Greenfield Avenue 1.0’
- Pavement setback from Greenfield Avenue 15.0’
- North building offset 0.0’
- North pavement offset 0.0’
- East building offset 0.0’
- East pavement offset 0.0’

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

### **Height Regulations (approximate)**

- The total height of the building/parking structure will be 97' from finished grade

### **Area Regulations (approximate)**

- Floor Area Ratio: 140.6%
- Landscape Surface Area: 24.65%
- Lot Coverage: 75.35%

### **Master Plan**

The site is contained in the following studies/plans, Brook Hollow Transportation and Development Study, 1990 – Moorland Road Traffic Management Study (Brook Hollow Study Area), 1996 - the Greenfield Avenue Corridor Plan, 1996 - the Brookfield South Gateway Design Concept Report, 1999 and the Brookfield Year 2020 Master Plan, 1999. Fountain Brook Crossing is located within the boundary of the South Gateway Node, one of ten areas identified as Targeted Intervention Areas (TIA) in the Brookfield Year 2020 Master Plan. The ten TIAs of the Master Plan are those select areas in the city where change is anticipated, encouraged and where redevelopment investment can yield highest returns. A nodal plan for the TIA has not been prepared. Goals specific to the South Gateway include creating a southern Gateway to Brookfield, establishing pedestrian connections and coordinating development patterns with traffic/access management.

### **Community Benefits**

- The project is consistent with the access and traffic circulation objectives of the Brook Hollow Transportation and Development Study and implements a city traffic management objective in this neighborhood.
- The city has a long standing desire for the construction of buildings with signature or “gateway” architecture at the important entrances to the community. This proposal delivers “gateway” architecture at a city gateway.
- The site and building are designed utilizing Leadership in Energy and Environmental Design (LEED) Green Building techniques. LEED is the nationally accepted benchmark for the design, construction and operation of quality, high performance buildings and represents the sustainable investment through development that is desirable for the community.
- Supporting the entire building, parking structure and utilities with grade beams and structural piles numbering 1,451 is an unprecedented commitment to quality construction in this community. In so doing the proposal converts a vacant parcel of marginal value into a valuable commercial site that compliments the Moorland Road corridor and the redevelopment efforts at Brookfield Square.
- The project will deliver the other half of the “grand entrance” via installation of a city entrance sign at the cost of the applicant and the ornamental street lighting envisioned in the Brookfield South Gateway Design Concept Report as well as a public gathering space at no cost to the community.

**LEGAL DESCRIPTION:** The area to be rezoned "PDD" Planned Development District – General Plan, No. 14, is depicted on the attached Exhibit "A" and described as follows:

Parcel 1: All that part of the Southwest 1/4 of Section 35, Town 7 North, Range 20 East, City of Brookfield, County of Waukesha, State of Wisconsin, described as follows:

Commencing at the Southwest corner of said 1/4 Section; thence North 89° 57' East along the South line of said 1/4 Section, 330.0 feet; thence North and parallel to the West line of said 1/4 Section, 330.0 feet; thence South 89° 57' West and parallel to the South line of said 1/4 Section, 330.0 feet; thence South along the West line of said 1/4 Section, 330.0 feet to the point of commencement. EXCEPTING THEREFROM that part of the Southwest 1/4 of Section 35, Town 7 North, Range 20 East, described as follows:

Begin in the West line of said Section at a point which is 330 feet North 0° 43' West of the Southwest corner of said Section; thence South 0° 43' East, 330 feet to the Southwest corner of said Section; thence North 89° 20' 55" East, 330 feet along the South line of said Section; thence North 0° 43' West to a point which is 97 feet North 0° 39' 05" West of the South line of said Section; thence South 89° 20' 55" West to a point which is 120 feet North 89° 20' 55" East and 97 feet North 0° 39' 05" West of the southwest corner of said Section; thence Northwesterly to a point 116 feet North 0° 43' West and 60 feet North 89° 17' East of the Southwest corner of said Section; thence North 0° 43' West to a point which is 330 feet North 0° 43' West of the South line of said Section; thence South 89° 20' 55" West to the point of beginning. Tax Key No. BRC 1147.991

Parcel 2: Certified Survey Map No. 370, recorded on January 4, 1966, in Volume 2 of Certified Survey Maps on Pages 265, 266 and 267 as Document No. 652995, being a part of the Southwest 1/4 of Section 35, Town 7 North, Range 20 East, City of Brookfield, County of Waukesha, State of Wisconsin, excepting the Southerly 97.00 feet conveyed for public highway purposes. Tax Key No. BRC 1147.993.001

Dated this 18<sup>th</sup> day of December, 2007.

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Kristine A. Schmidt, City Clerk

Publish Notice: December 27, 2007 and January 3, 2008.

All exhibits referenced in the published notice are available from the Common Council via viewing at the Brookfield Public Library, City Hall Clerk's Office, and the City of Brookfield Web site at <http://www.ci.brookfield.wi.us/meetings.cfm#25>.

\*Plans may be viewed at the Office of the City Clerk, Brookfield City Hall.

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# CITY OF BROOKFIELD REZONING EXHIBIT "A"

**LAND TO BE REZONED FROM B-3 REGIONAL BUSINESS TO  
"PDD" PLANNED DEVELOPMENT DISTRICT NO. 14 - GENERAL PLAN.  
(COMMERCIAL)**

**Parcel 1:**

All that part of the Southwest 1/4 of Section 35, Town 7 North, Range 20 East, City of Brookfield, County of Waukesha, State of Wisconsin, described as follows:

Commencing at the Southwest corner of said 1/4 Section; thence North 89° 57' East along the South line of said 1/4 Section, 330.0 feet; thence North and parallel to the West line of said 1/4 Section, 330.0 feet; thence South 89° 57' West and parallel to the South line of said 1/4 Section, 330.0 feet; thence South along the West line of said 1/4 Section, 330.0 feet to the point of commencement. EXCEPTING THEREFROM that part of the Southwest 1/4 of Section 35, Town 7 North, Range 20 East, described as follows:

Begin in the West line of said Section at a point which is 330 feet North 0° 43' West of the Southwest corner of said Section; thence South 0° 43' East, 330 feet to the Southwest corner of said Section; thence North 89° 20' 55" East, 330 feet along the South line of said Section; thence North 0° 43' West to a point which is 97 feet North 0° 39' 05" West of the South line of said Section; thence South 89° 20' 55" West to a point which is 120 feet North 89° 20' 55" East and 97 feet North 0° 39' 05" West of the Southwest corner of said Section; thence Northwesterly to a point 116 feet North 0° 43' West and 60 feet North 89° 17' East of the Southwest corner of said Section; thence North 0° 43' West to a point which is 330 feet North 0° 43' West of the South line of said Section; thence South 89° 20' 55" West to the point of beginning.

Tax Key No. BRC 1147.991

**Parcel 2:**

Certified Survey Map No. 370, recorded on January 4, 1966 in Volume 2 of Certified Survey Maps on Pages 265, 266 and 267 as Document No. 652995, being a part of the Southwest 1/4 of Section 35, Town 7 North, Range 20 East, City of Brookfield, County of Waukesha, State of Wisconsin, excepting the Southerly 97.00 feet conveyed for public highway purposes.

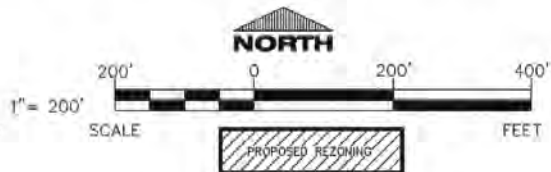
Tax Key No. BRC 1147.993.001

PREPARED BY:  
EXCEL ENGINEERING, INC.

CHECKED BY:  
CITY OF BROOKFIELD  
ENGINEERING OFFICE

Ⓐ FOUNTAIN BROOK CROSSING  
OWNER: WMH LEASING, LLC  
TAX KEY NUMBER: BR C1147991  
ADDRESS: W. GREENFIELD AVE.

DRAWN BY: JSR  
EDITED BY: JSR  
SCALE: 1"=200'  
DATE: NOVEMBER 1, 2007



DESCRIPTIONS OTHER THAN LEGAL DESCRIPTION AND ZONING CLASSIFICATION ARE FOR INFORMATION ONLY.

ANY OVERLAY ZONING DISTRICTS THAT APPLY TO THE SUBJECT PROPERTY ARE NOT AFFECTED BY THIS ORDINANCE (UNLESS THERE IS A MSO AMENDMENT).

INDICATES AREA TO BE REZONED FROM B-3 LOCAL BUSINESS TO "PDD" PLANNED DEVELOPMENT DISTRICT NO. 14 GENERAL PLAN (COMMERCIAL) (APPROXIMATELY 1.36 ACRES)



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