

ENROLLED ORDINANCE 170-49

YEAR 2015 APPROVAL OF AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT
PLAN FOR WAUKESHA COUNTY (POPLAR CREEK CLUB, LLC),
SECTION 29, T7N, R20E, TOWN OF BROOKFIELD

WHEREAS, on February 24, 2009, the Waukesha County Board of Supervisors in Enrolled Ordinance No 163-81, approved a Comprehensive Development Plan for Waukesha County, and

WHEREAS, said Comprehensive Development Plan for Waukesha County provides for annual update and amendment procedures, and

WHEREAS, on February 20, 2014, the Waukesha County Park and Planning Commission held a Public Hearing to receive testimony on proposed changes to the Comprehensive Development Plan for Waukesha County, and

WHEREAS, the staff has identified in a “Staff Report and Recommendation” dated August 20, 2015, a summary of the Public Hearing, comments and Staff Recommendations for the proposed change to the Comprehensive Development Plan for Waukesha County, and

WHEREAS, the “Staff Report and Recommendation” has been reviewed by the Waukesha County Park and Planning Commission on August 20, 2015, and a recommendation was reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors as required in the Comprehensive Development Plan for Waukesha County and as set forth in the attached “Chart of Actions”

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the following amendment is hereby approved to the Year 2035 Comprehensive Development Plan for Waukesha County.

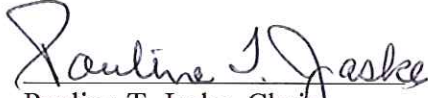
1. In the Town of Brookfield, the following request is being made:
 - A. ***Poplar Creek Club, LLC***, 5300 S. 108th St., Hales Corners, WI 53130-1368, requests property located in the SW ¼ of Section 29, T7N, R20E, Town of Brookfield (Tax Key No.’s BKFT 1123.977.007 and BKFT 1123.977.008), be amended from the Commercial and Office Park category to the Mixed Use category to allow for future retail, office and multi-family housing uses.

BE IT FURTHER ORDAINED that a more detailed description and map of the aforementioned amendment is on file in the office of the Waukesha County Department of Parks and Land Use.

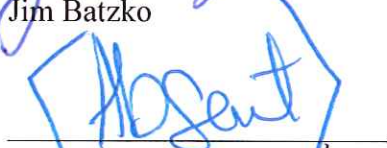
BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Brookfield.

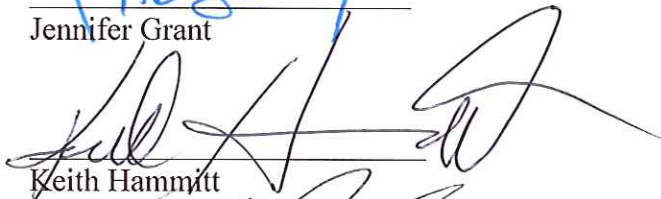
YEAR 2015 APPROVAL OF AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT
PLAN FOR WAUKESHA COUNTY (POPLAR CREEK CLUB, LLC),
SECTION 29, T7N, R20E, TOWN OF BROOKFIELD

Presented by:
Land Use, Parks, and Environment Committee



Pauline T. Jaske, Chair

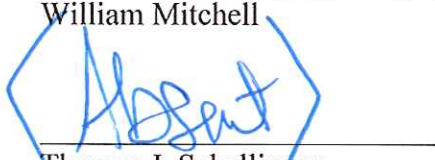

Jim Batzko


Jennifer Grant


Keith Hammitt


Eric Highum


William Mitchell


Thomas J. Schellinger

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 9/22/15, 
Kathleen Novack, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X

Vetoed: _____

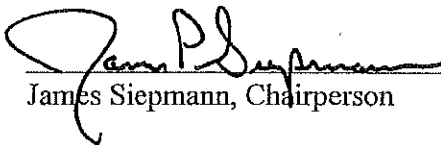
Date: 9/23/15, 
Paul Farrow, County Executive

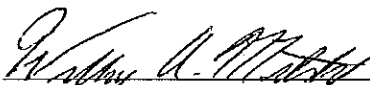
COMMISSION ACTION

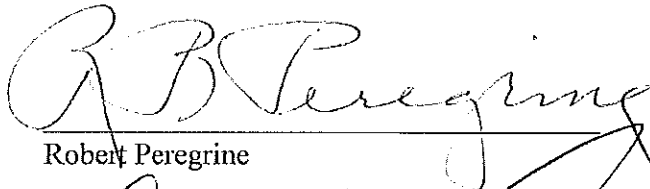
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance entitled "Year 2015 Approval of Amendment to the Comprehensive Development Plan for Waukesha County, (1A – Poplar Creek Club, LLC.), Section 29, Town of Brookfield, hereby recommends **approval** in concurrence with the attached chart entitled "Year 2015 Amendments to the Comprehensive Development Plan for Waukesha County" (actions taken by the Park and Planning Commission.)

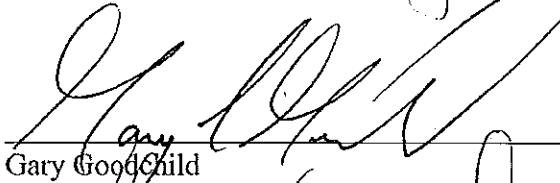
PARK AND PLANNING COMMISSION

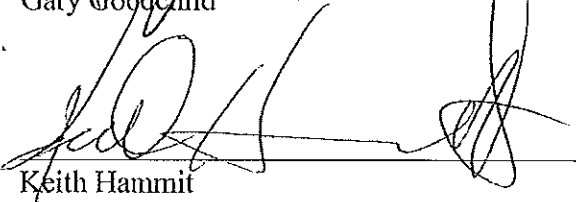
August 20, 2015

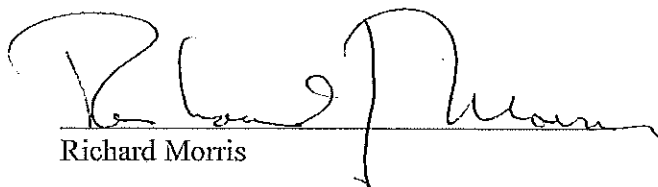

James Siepmann, Chairperson


William Mitchell, Vice Chairperson


Robert Peregrine


Gary Goodchild


Keith Hammit


Richard Morris

Absent
William Maslowski

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION FOR A
YEAR 2015 AMENDMENT TO THE COMPREHENSIVE
DEVELOPMENT PLAN FOR WAUKESHA COUNTY

DATE: August 20, 2015

PUBLIC HEARING DATE:
Thursday, February 20, 2014, 1:00 p.m.

REQUEST:
Year 2015 amendment to the Comprehensive Development Plan for Waukesha County pursuant to the procedures outlined in the Plan.

1. In the Town of Brookfield, the following request is being made:
 - A. *Poplar Creek Club, LLC.*, 5300 S. 108th Street, Hales Corners, WI 53130-1368, requests property located in the SW ¼ of Section 29, T7N, R20E, Town of Brookfield (Tax Key No.'s BKFT 1123.977.007 and BKFT 1123.977.008), be amended from the Commercial and Office Park category to the Mixed Use category to allow for future retail, office and multi-family housing uses.

EXISTING USE
Vacant land.

PROPOSED USE
Mixed uses to include multi-family residential, office and commercial uses.

PUBLIC REACTION
A letter of support for the land use plan change was presented by the owner of an adjacent commercial property.

TOWN PLAN COMMISSION ACTION
The Town of Brookfield Plan Commission unanimously approved a related local plan amendment request to the Mixed Use category at their June 30, 2015, meeting.

TOWN BOARD ACTION
The Town of Brookfield Board tabled action on the request on March 4, 2014 so that a consultant could be retained to further analyze the planning vision for the surrounding properties.

Accordingly, the 2014 County Plan amendment request was tabled at the March 6, 2014, Park & Planning Commission Meeting to allow the Town more time to study the request and work with a consultant. That work has now concluded. The Town Board unanimously approved action on the Town Plan amendment at their July 7, 2015 meeting.

STAFF ANALYSIS:
The 7.5 acres that is subject of the request is located in the highly urbanized portion of the Town of Brookfield. Specifically, the property is located on the north side of Bluemound Road (U.S.H. 18). and east of Barker Road (C.T.H. "Y"). The petitioner is proposing a mixed use project (See Exhibits "1A and 1B") that would include approximately 136 residential apartment units in two buildings that would overlook Poplar Creek and the surrounding wetlands. The original concept plan had depicted slightly fewer units (104) and an office building/clubhouse complex on the west portion of the site,

but the requested "Mixed" Use category remains the same. The updated concept plan for the contemplated development shows that the planned clubhouse building has been re-allocated between the two large proposed multi-family residential buildings to the east of Jennifer Dr. (Poplar Creek Parkway) and the west part of the site will contain green space and parking. The surface parking principally serves Elite Fitness, which has a parking easement and dedicated stalls on the lands, at present. The retail building planned for the frontage along Bluemound Road continues to be part of the updated concept plan. Parking for the residential units would be provided in the basement level of the residential buildings, but additional parking would be available on-street and in a surface parking area in the northwest part of the site.

The northern parcel that is part of the request has been the subject of a few plan amendments over the past decade. In 2005, a plan amendment was authorized to amend the land use designation of the parcel from Commercial to High Density Residential to allow for a residential condominium development. In 2006, an amendment authorized additional condominium units. The condominium project never advanced further. In 2007, an amendment was approved to authorize a change back to the commercial category, as a car dealership in the vicinity was pursuing moving its operations to the site. That proposed change in use also never materialized.

The Mixed Use plan category was first introduced into the County Development Plan as part of the 2009 comprehensive amendments to the plan. The category was mapped in various locations within the County, including large portions of the Bluemound Road corridor. The Town engaged in a neighborhood level land use study for the Bluemound Road corridor and the County Plan mirrored that effort in advancing the Mixed Use concept for the same portions of the corridor.

The pending request would expand the Mixed Use designation to the site, which is immediately opposite other lands along Bluemound Road with the same designation. The surrounding properties to the west are a mix of commercial uses, while lands to the north and east are Town owned conservancy lands along Poplar Creek. Lands to the south on the opposite side of Bluemound Road are commercial in nature and many of those properties are now vacant, with a major regional mixed use redevelopment project in the planning stages for that location.

The submitted concept plans and narrative describe that the proposed development project would seek to integrate into the neighborhood with sidewalks and a street oriented architectural and layout scheme with buildings positioned close to the internal road system with on-street parking being provided. A planning study was presented by the petitioner at the public hearing that details how the proposed development project could integrate with the other uses within the same Barker Road/Bluemound Road quadrant. The study suggests that application of consistent design elements such as lighting, signage and pedestrian facilities can ensure a uniform neighborhood development scheme over time.

The property is served by municipal sewer and water. Some neighborhood businesses that would likely be attractive to future residential or office tenants of the project and that are within walking distance include a health club and restaurant/bar. There are a multitude of employment centers, retail centers and services on the Bluemound Road corridor that would also be available to potential residents and office or business employees. The site would be served by a further extension of an existing private road, Jennifer Drive. The petitioner proposes to extend the roadway to the north and west so as to provide a connection from Bluemound Road to Barker Road. The petitioner has agreed to provide a road reservation to the Town of Brookfield that would allow for the road to become public at some point in the future.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The subject lands are located in a highly urbanized setting and are generally surrounded by commercial and mixed uses. The change to the Mixed Use category will provide flexibility to allow for a mixture of both residential and commercial or office uses. The Town has thoroughly considered the subject change in the context of the larger neighborhood over the past year and has recently affirmed its support for the plan designation change.

Respectfully submitted,

Jason Fruth

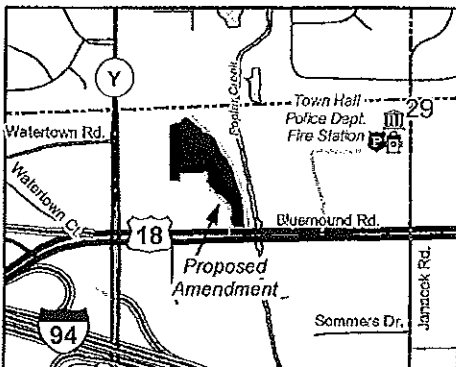
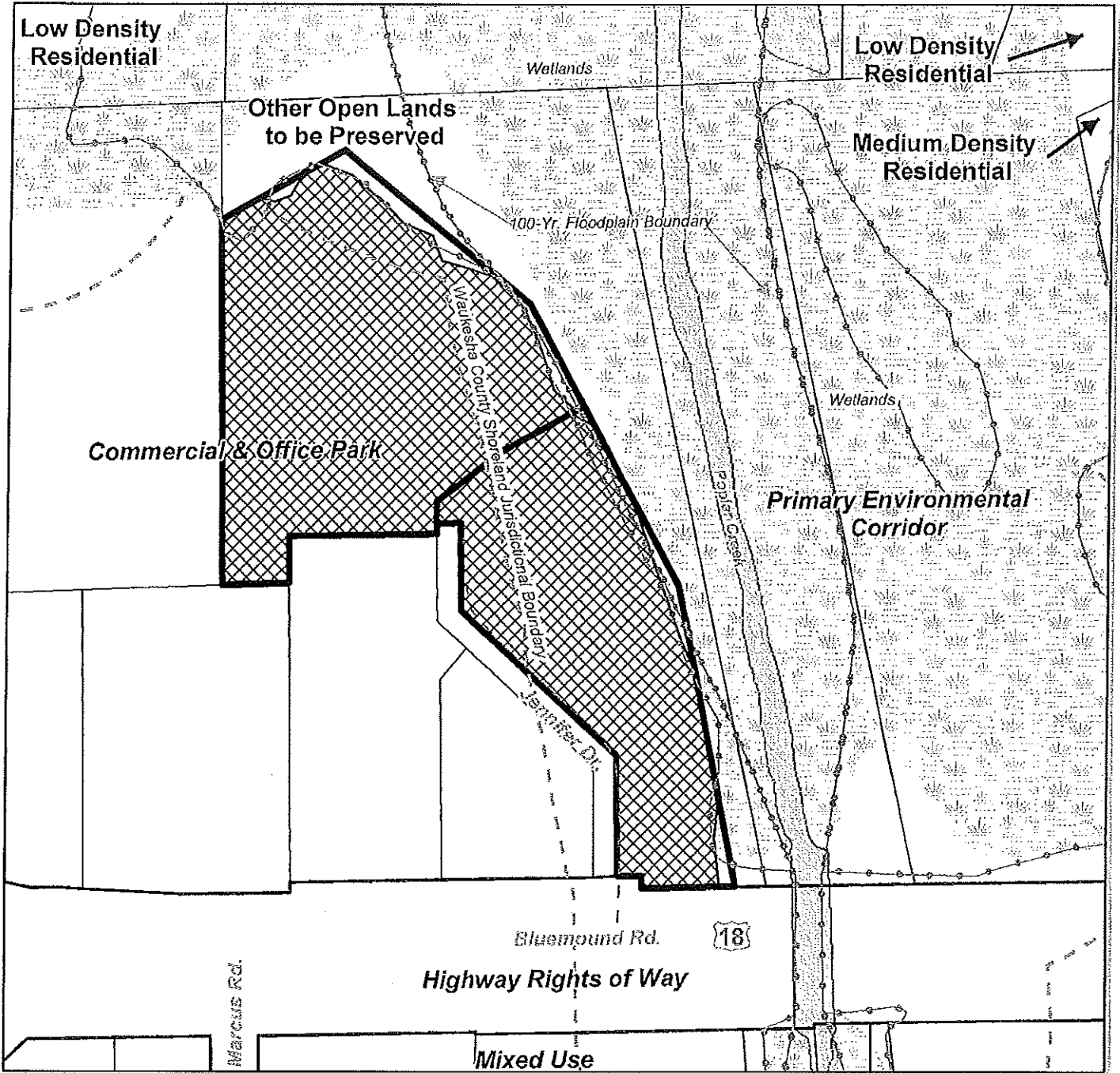
Jason Fruth
Planning and Zoning Manager


Attachments: Exhibits 1a, 1b, Map

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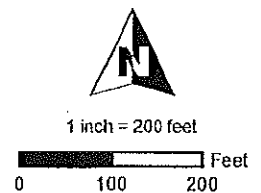
DEVELOPMENT PLAN AMENDMENT

PART OF THE SW 1/4 OF SECTION 29
TOWN OF BROOKFIELD



 COUNTY DEVELOPMENT PLAN AMENDMENT FROM COMMERCIAL AND OFFICE PARK TO MIXED USE

PETITIONER.....TOWN OF BROOKFIELD (1A)
 DATE OF PLAN COMM. CONSIDERATION.....08/20/15
 AREA OF CHANGE.....7.03 ACRES
 TAX KEY NUMBERS.....BKFT1123.977.007 &
 BKFT 1123.977.008



Prepared by the Waukesha County Department of Parks and Land Use

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-09/22/15 (ORD) NUMBER-1700050

- 1 R. KOLB.....AYE
- 2 D. Zimmermann.....AYE
- 3 R. MORRIS.....AYE
- 4 J. BATZKO.....AYE
- 5 J. BRANDTJEN.....AYE
- 6 J. WALZ.....AYE
- 7 J. GRANT.....AYE
- 8 E. HIGHUM.....AYE
- 9 J. HEINRICH.....AYE
- 10 D. SWAN.....AYE
- 11 C. HOWARD.....AYE
- 12 P. WOLFF.....AYE
- 13 P. DECKER.....AYE
- 14 C. PETTIS.....
- 15 B. MITCHELL.....AYE
- 16 M. CROWLEY.....AYE
- 17 D. PAULSON.....AYE
- 18 L. NELSON.....AYE
- 19 K. CUMMINGS.....AYE
- 20 T. SCHELLINGER....AYE
- 21 W. ZABOROWSKI.....AYE
- 22 P. JASKE.....AYE
- 23 K. HAMMITT.....AYE
- 24 S. WHITTOW.....AYE
- 25 G. YERKE.....

TOTAL AYES-23

TOTAL NAYS-00

CARRIED X

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-23