

ENROLLED ORDINANCE 172-051

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF BROOKFIELD ZONING CODE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 30, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, FROM THE B-3 OFFICE AND PROFESSIONAL BUSINESS DISTRICT TO THE B-2 LIMITED GENERAL BUSINESS DISTRICT (ZT-1860)

WHEREAS, after proper notice was given, a public hearing was held and the subject matter of this Ordinance was approved by the Brookfield Town Board on October 3, 2017; and

WHEREAS, the matter was referred to and considered by the Waukesha County Park and Planning Commission, which recommended approval and reported that recommendation to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.62, Wis. Stats.

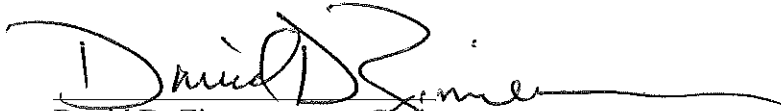
THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the District Zoning Map for the Town of Brookfield Zoning Code, adopted by the Town of Brookfield on December 27, 1988, is hereby amended to rezone from the B-3 Office and Professional Business District to the B-2 Limited General Business District, certain lands located in part of the SE ¼ of Section 30, T7N, R20, Town of Brookfield, Waukesha County, Wisconsin, and more specifically described in the “Staff Report and Recommendation” and map on file in the office of the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by reference, ZT-1860 is hereby approved.


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

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

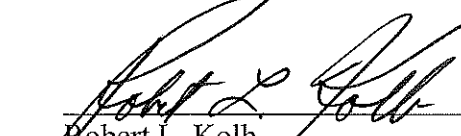
AMEND THE DISTRICT ZONING MAP OF THE TOWN OF BROOKFIELD ZONING CODE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 30, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, FROM THE B-3 OFFICE AND PROFESSIONAL BUSINESS DISTRICT TO THE B-2 LIMITED GENERAL BUSINESS DISTRICT (ZT-1860)

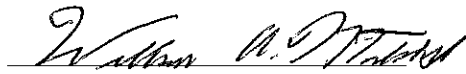
Presented by:
Land Use, Parks, and Environment Committee



David D. Zimmermann, Chair


Kathleen M. Cummings

~~ABSENT~~
Keith Hammitt


Robert L. Kolb


William Mitchell


Thomas J. Schellinger

~~ABSENT~~
Ted Wysocki

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

Date: 4/28/17, 
Kathleen Novack, County Clerk

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

Approved: X

Vetoed: _____

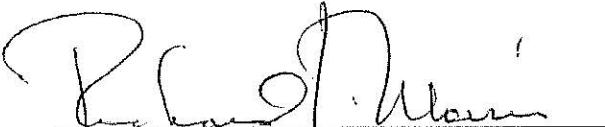
Date: 12/4/17, 
Paul Farrow, County Executive

COMMISSION ACTION

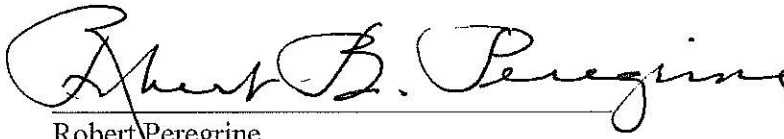
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Town of Brookfield Zoning Code and Map hereby recommends **approval** of ZT-1860 (Goerke's Park LLP) in accordance with the attached "Staff Report and Recommendation".


PARK AND PLANNING COMMISSION

October 19, 2017


Richard Morris, Chairperson


William Mitchell


Robert Peregrine


James Siepmann


William Maslowski

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

DATE: October 19, 2017

FILE NO.: ZT-1860

PETITIONER: Steve Johnson/Goerke's Park LLP
235 W. Broadway, Suite 10
Waukesha, WI 53186

NATURE OF REQUEST:

Rezone from the B-3 Office and Professional Business District to the B-2 Limited General Business District.

PUBLIC HEARING DATE:

October 3, 2017.

PUBLIC REACTION:

None.

TOWN PLAN COMMISSION:

At their October 3, 2017 meeting, the Town of Brookfield Plan Commission recommended approval of the proposed amendment to the Town Board.

TOWN BOARD ACTION:

At their October 3, 2017 meeting, the Town of Brookfield Board approved the proposed amendment.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN (CDP) FOR WAUKESHA COUNTY AND THE TOWN OF BROOKFIELD CDP:

The Town and County plans call for Commercial and Office Park Uses for this property. The proposed hotel use is compatible with this designation.

STAFF ANALYSIS:

The petitioner is seeking to divide and rezone the westerly portion of the subject property. The 8-acre property contains an occupied multi-tenant office building and a vacant office building. A hotel is being proposed to replace the long-vacant office building that is located in the southwest corner of the property. The parcel is located immediately adjacent to the I-94 on-ramp at the Goerke's Corners intersection. Access to the property is provided by Watertown Road. A Home2 Suites hotel was recently approved and constructed immediately to the west.

The 82-room hotel would be branded Tru by Hilton. The building would be oriented east-west and would be located southwest of the multi-tenant building on the site (see Exhibit "A"). If the rezone is approved, a Certified Survey Map (CSM) would be needed to divide the property. The Town would consider all other aspects of the proposal via its Site Plan review process.

The Town's B-2 District is a general business district that allows for a broader range of uses than the B-3, which is predominantly an office district. Hotels are permitted within the B-2 District. The B-2 designation would match that of the existing property located immediately to the west.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The proposed rezoning allows for re-development of lands to accommodate the proposed hotel use that is compatible with the many other commercial and office uses that are located nearby.

Respectfully submitted,

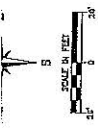
Jason Fruth

Jason Fruth
Planning Manager

Attachments: Exhibit "A"
Town Ordinance
Map

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EXHIBIT "A"



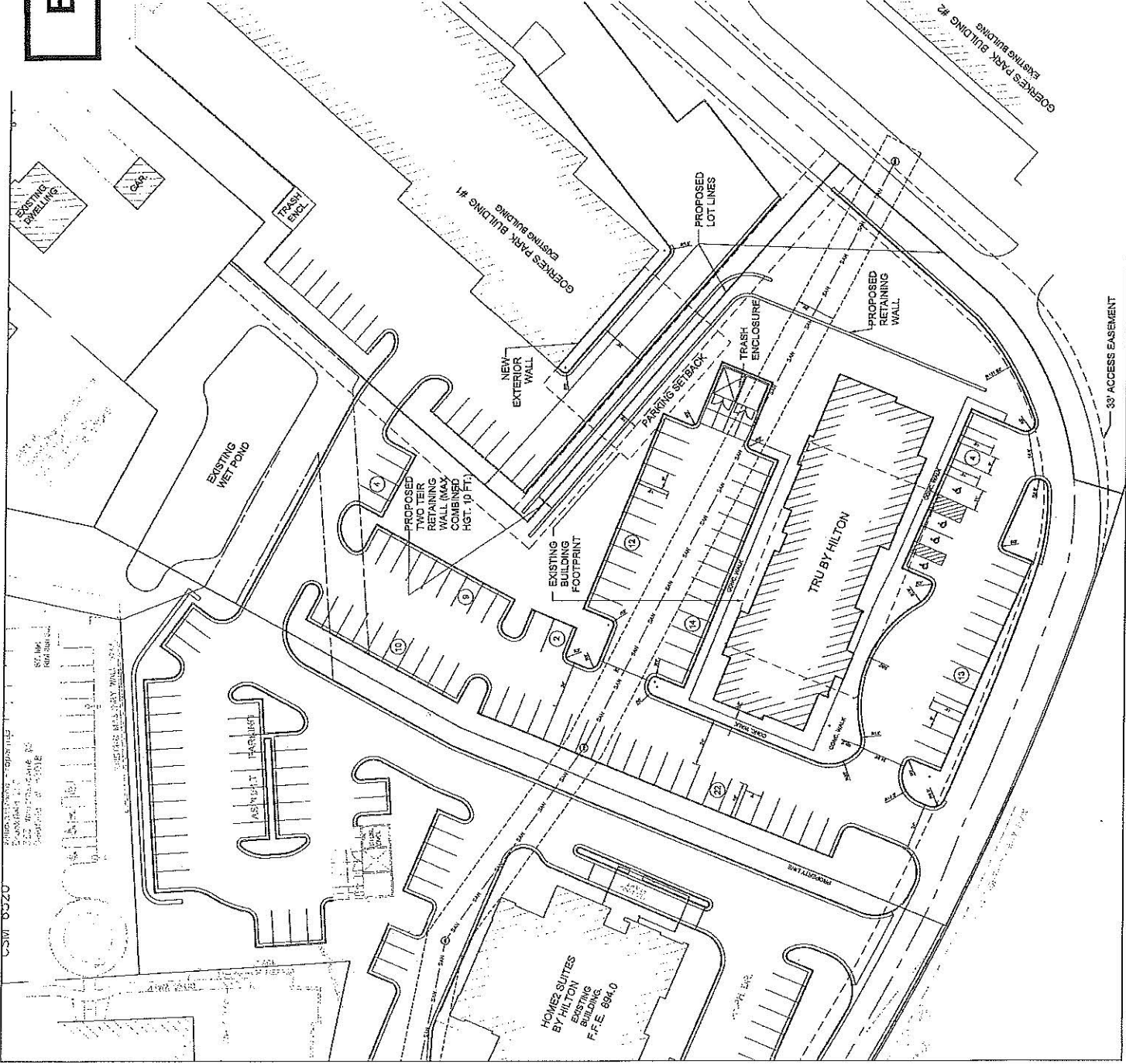
RECEIVED

OCT 12 2017

DEPT OF PARKS & LAND USE

PROPOSED LOT = 2.44 ACRES
PROPOSED BUILDING = 8878 S.F.
PROPOSED PARKING = 90 STALLS
TRU BY HILTON (WITHOUT POOL) = 82 ROOMS

SITE PLAN	
LOT 2 GOERKE'S OFFICE PARK	
PART OF THE SE SEC. 30, T.7N, R.20E	
TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN	
JAHNKE & JAHNKE ASSOCIATES, INC.	
PLANNERS & PROFESSIONAL ENGINEERS	
TEL: 262.781.2377 FAX: 262.781.2389	
WWW.JAHNKEANDJAHNKE.COM	
SCALE: 1" = 30'	DRAWN BY: JCL
CHECKED BY: PJJ	DATE: 08/27/17
DATE: 08/27/17	PROJECT: 172-O-051
DWG. NO.: 172-O-051	SHEET: 1 OF 1



File Number: 172-O-051

OCT 11 2011

DEPT OF PARKS & LAND USE

STATE OF WISCONSIN : TOWN OF BROOKFIELD : WAUKESHA COUNTY

**ORDINANCE REZONING PROPERTY FROM THE B-3 OFFICE & PROFESSIONAL
BUSINESS DISTRICT TO B-2 LIMITED GENERAL BUSINESS DISTRICT**

The Town Board of the Town of Brookfield, Waukesha County, Wisconsin does ordain as follows:

SECTION 1: The following-described property is rezoned from the B-3 Office & Professional Business District zoning classification to the B-2 Limited General Business District zoning classification:

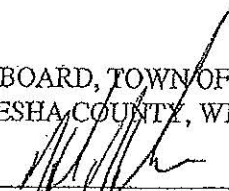
PARCEL 1 CERT SURV 8626 VOL 76/102 REC AS DOC# 2363549
PT SE1/4 SEC 30 T7N R20E :: ALSO PT PARCEL 2 CERT SURV
6520 VOL 54/88 REC AS DOC# 1669047; COM NE COR SE1/4
SEC 30 S87°51'04"W 1745.46 FT; S49°10'56"E 60.29 FT;
S50°27'06"E 49.21 FT TO NELY COR PARCEL 2 CERT SURV
6520; S12°20'40"W 214.55 FT THE BGN; S28°26'53"W 195.94 FT;
N87°53'42"E 162.54 FT; NO3°48'58"W 134.83 FT; N62°08'26"W
68.00 FT TO BGN :: ALSO PT PARCEL 1 CERT SURV 6585 VOL
54/326 REC AS DOC# 1682432; COM NE COR SE1/4 SEC 30;
S87°51'04"W 1745.46 FT; S49°10'56"E 60.29 FT; S50°27'06"E
49.21 FT; S12°20'40"W 214.55 FT; S28°26'53"W 195.94 FT THE
BGN; N87°53'42"E 8.34 FT; S22°07'26"W 298.64 FT; WLY ALG
ARC OF CURVE; CTR LIES TO N; RADIUS OF 1332.40 FT; CTRL
ANGLE 00°25'53"; CHORD OF 10.03 FT BEARING N63°21'49"W
10.03 FT; N22°07'26"E 272.81 FT; N28°26'53"E 21.75 FT TO BGN
:: ALSO INCLUDING EASEMENT AS DESC IN DOC# 2370701 ::
R2876/819 & DOC# 4149874 Town of Brookfield, Waukesha County,
Wisconsin, and identified as Tax Key Number BKFT 1128-957.001.

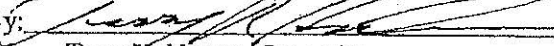
SECTION 2: All ordinances or parts of this ordinance, conflicting or contravening the provisions of this ordinance are hereby repealed.

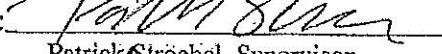
SECTION 3: This ordinance shall take effect upon passage and posting or publication as provided by law.

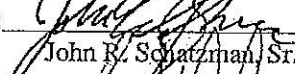
Dated this 3rd day of October, 2017.

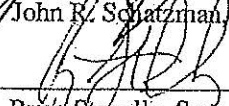
TOWN BOARD, TOWN OF BROOKFIELD,
WAUKESHA COUNTY, WISCONSIN

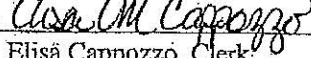
By: 
Keith Henderson, Chairman

By: 
Terry Heidmann, Supervisor

By: 
Patrick Stroebel, Supervisor

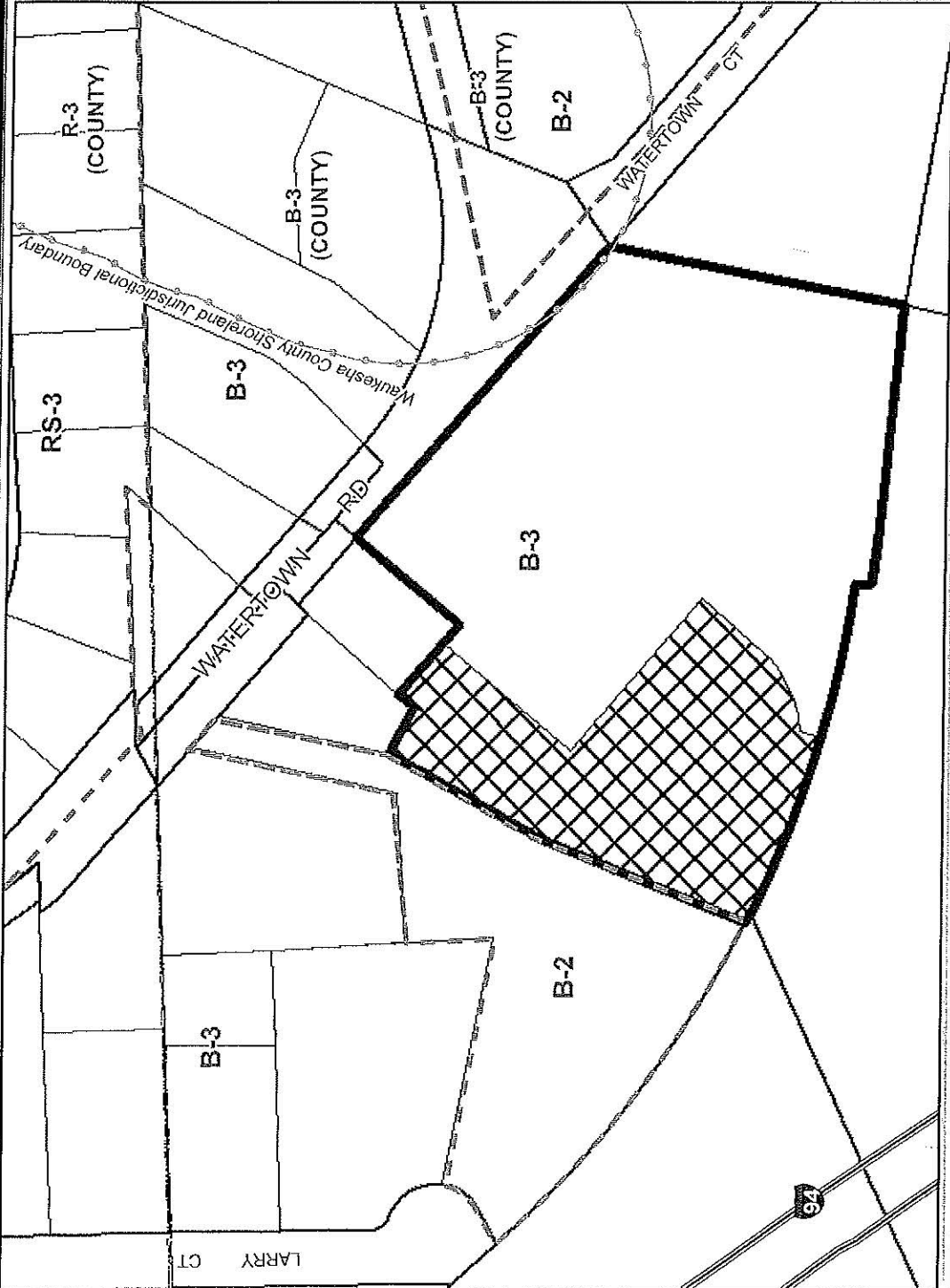
By: 
John R. Schatzman, Sr., Supervisor

By: 
Ryan Stanelle, Supervisor

Attest: 
Elisa Cappozzo, Clerk

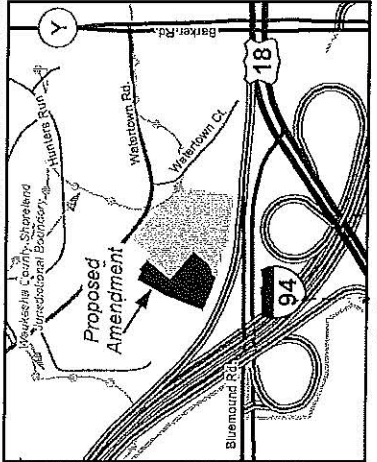
ZONING AMENDMENT

PART OF THE SE 1/4 OF SECTION 30 TOWN OF BROOKFIELD



 TOWN ZONING CHANGE FROM B-3 OFFICE & PROFESSIONAL BUSINESS DISTRICT TO B-2 LIMITED GENERAL BUSINESS DISTRICT

FILE NO.....ZT-1860
 PETITIONER.....STEVEN JOHNSON / GOERKE'S PARK LLC
 DATE OF PLAN COMM. CONSIDERATION.....10/19/17
 AREA OF CHANGE.....2.4 ACRES
 TAX KEY NUMBER.....BKFT 1128.957.001



D1 - Kolb	AYE	D14 - Wood	AYE
D2 - Zimmermann	(M) AYE	D15 - Mitchell	AYE
D3 - Morris	AYE	D16 - Crowley	AYE
D4 - Batzko	AYE	D17 - Paulson	AYE
D5 - Dondlinger	Absent	D18 - Nelson	AYE
D6 - Walz	AYE	D19 - Cummings	AYE
D7 - Grant	AYE	D20 - Schellinger	AYE
D8 - Michalski	AYE	D21 - Zaborowski	AYE
D9 - Heinrich	(2) AYE	D22 - Wysocki	Absent
D10 - Swan	Absent	D23 - Hammitt	AYE
D11 - Howard	AYE	D24 - Whittow	AYE
D12 - Wolff	AYE	D25 - Johnson	AYE
D13 - Decker	AYE		

172-0-051

Passed (22 Y - 0 N - 3 Absent)

Majority Vote

