

ENROLLED ORDINANCE 168-112

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 28, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, FROM THE RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT TO THE RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT WITH A P.U.D. PLANNED UNIT OVERLAY DISTRICT (ZT-1777)

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 December 17, 2013, 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 60.61, 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 RM-2 Multi-Family Residential District to the RM-2 Multi-Family Residential District with a P.U.D. Planned Unit Overlay District certain lands located in part of the SE ¼ of Section 28, T7N, R20E, 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-1777, 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.

BE IT FURTHER ORDAINED that all Ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

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 28, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, FROM THE RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT TO THE RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT WITH A P.U.D. PLANNED UNIT OVERLAY DISTRICT (ZT-1777)

Presented by:
Land Use, Parks, and Environment Committee

[Absent]
James A. Heinrich, Chair

Jim Batzko
Jim Batzko

Walter Kolb
Walter Kolb

Pamela Meyer
Pamela Meyer

[Absent]
Fritz Ruf

Thomas J. Schellinger
Thomas J. Schellinger

David D. Zimmermann
David D. Zimmermann

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

Date: 4/8/14, Kathleen O. Novack
Kathleen Novack, County Clerk

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

Approved: X
Vetoed: _____
Date: _____

Daniel P. Vrakas

Daniel P. Vrakas, County Executive

Digitally signed by Daniel P. Vrakas
DN: cn=Daniel P. Vrakas, o=Waukesha County,
ou=Waukesha County Executive,
email=countyexec@waukeshacounty.gov, c=US
Date: 2014.04.14 12:12:58 -0500

4-14-14

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 28, T7N, R20E, TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, FROM THE RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT TO THE RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT WITH A P.U.D. PLANNED UNIT OVERLAY DISTRICT (ZT-1777)

Presented by:
Land Use, Parks, and Environment Committee

[Absent]
James A. Heinrich, Chair

Jim Batzko
Jim Batzko

Walter Kolb
Walter Kolb

Pamela Meyer
Pamela Meyer

[Absent]
Fritz Ruf

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Date: 4/8/14, Kathleen O. Novack
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The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: _____
Vetoed: _____
Date: _____

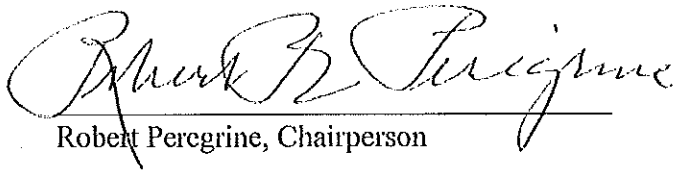
Daniel P. Vrakas, County Executive

COMMISSION ACTION

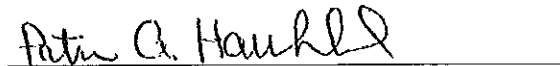
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Town of Brookfield Zoning Ordinance hereby recommends approval of ZT-1777 (PDC Midwest, Inc./BKD Brookdale Place of Brookfield LLC) in accordance with the attached "Staff Report and Recommendation".


PARK AND PLANNING COMMISSION

March 6, 2014


Robert Peregrine, Chairperson

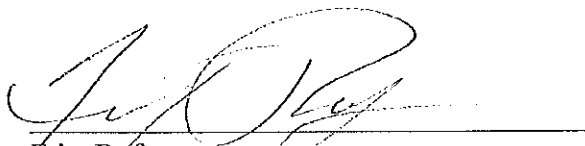
(Absent)
James Siepmann, Vice Chairperson


Patricia Haukohl


Walter Kolb


Gary Goodchild


William Mitchell


Fritz Ruf

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

DATE: March 6, 2014

FILE NO.: ZT-1777

TAX KEY NO.: BKFT 1120.990

PETITIONER: PDC Midwest Inc.
c/o Grant Reginato
1130 James Drive, Ste. 106
Hartland, WI 53029

OWNERS: BKD Brookdale Place of Brookfield LLC
6737 West Washington St., Ste. 2300
Milwaukee, WI 53214

LOCATION:

Lot 1, Certified Survey Map No. 7133, part of the SE ¼ of Section 28, T7N, R20E, Town of Brookfield. More specifically, the property is located at 660 Woelfel Road. The site is approximately 3.1 acres in area.

PRESENT ZONING CLASSIFICATION:

RM-2 Multi-Family Residential District.

PRESENT LAND USE:

Assisted living facility.

PROPOSED ZONING:

RM-2 Multi-Family Residential District with a P.U.D. Planned Unit Overlay District.

PROPOSED LAND USE:

Expansion of assisted living facility.

PUBLIC HEARING DATE:

November 26, 2013.

PUBLIC REACTION:

Five residents of the condominium development to the east of the site spoke. One of the speakers spoke on behalf of the condo association and indicated that storm water management, privacy landscaping along the property line and impact on home values were their primary concerns. Another resident expressed that the association has asked the developer to consider doing berm work and replacing any lost trees with evergreens to hide the fire lane and building additions. Other residents expressed similar concerns about landscaping and one expressed concerns about wandering residents.

The developer indicated that landscaping plans are still conceptual and that they are open to ideas from the neighbors. He also explained that the planned storm water facilities will reduce storm water runoff from the site by 30 to 60%.

TOWN PLAN COMMISSION AND TOWN BOARD ACTION:

On November 26, 2013, the Town Plan Commission recommended approval of the request.

On December 17, 2013, the Town Board approved the rezoning request.

COMPLIANCE WITH THE WAUKESHA COUNTY DEVELOPMENT PLAN AND THE TOWN OF BROOKFIELD LAND USE PLAN:

Both the Town and County plans designate these parcels in the Governmental and Institutional category. The expansion of the senior care facility is consistent with this plan designation.

OTHER CONSIDERATIONS:

Brookdale Place is a 60 unit/64 bed senior care (assisted living) facility that was built in 1994. The rezone petition has been brought forward to create a Planned Unit Development Overlay that would allow for the further expansion of the facility. The Town felt that the facility does not fit neatly under conventional zoning and advised the petitioner, that given the unique nature of the senior assisted living facility, a Planned Unit Development designation could be considered to allow for further expansion of the facility. The principal RM-2 zoning parameter that the facility would not comply with is floor area ratio, and this can be flexed with the Planned Unit Development.

The facility is proposed to be expanded with four first floor additions (See Exhibits "A" and "B"). The resultant building will include 60 units with 61 beds on the first floor and 30 units with 31 beds on the second floor. The first floor of the building will remain assisted living units and the second floor will add a second level of care for residents with early stages of dementia. The floor area of the building would increase from 37,678 square feet to approximately 60,000 square feet. Thirty six (36) additional parking stalls will be added to the site, primarily in the southeast corner of the property. The number of employees will increase from 13 to 20.

The property is located at the southeast corner of Woelfel Road and Wisconsin Avenue. The neighborhood is mixed use in nature, with a church to the northwest, commercial uses to the south and residential uses to the east. Brookdale Place had proposed a larger expansion a couple of years ago, but the plans have been scaled back in order to address the concerns of neighboring property owners. The facility has acquired the memory care facility immediately west of Woelfel Road, which has reduced the physical expansion needs for the project. As part of the scaled back plans, the additions to the building are one story rather than two stories. The addition of the early dementia care service completes the desired continuum of care for residents in that the collective campus will offer assisted living, early dementia and more advance dementia care, which will allow residents to stay within the same general setting as they made need more advanced care over time.

The facility will be improved and remodeled extensively as part of the project. In addition, storm water facilities are being proposed, whereas the site previously did not contain storm water management facilities. The new facilities would reduce the peak discharge from this site by 30% during a two year storm and by 50% during a 100 year storm. The proposed facilities are located in both the northeast and southwest corners of the property. This project is located in a corridor where storm water management plans are reviewed by both Town and City of Brookfield engineering staff. Both entities have signed off on the storm water plans for the project.

The expansion project will require removal of a good amount of trees from the site. However, it should be noted that the trees on the site are recent growth, not mature woodlands. The petitioner has also incorporated evergreen plantings on the east and north sides of the site to provide screening to neighboring properties.

STAFF RECOMMENDATION:

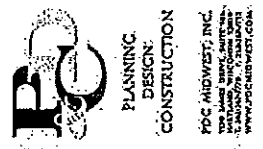
The Planning and Zoning Division Staff recommends **approval** of the rezoning request. The expansion of the assisted living facility is consistent with plan recommendations that call for institutional type uses on this site. The inclusion of new storm water management facilities will improve the existing run-off conditions. The rezoning will allow the facility to expand and will allow senior residents the ability to remain in the same physical setting as they may need more intensive memory care.

Respectfully submitted,

Jason Fruth

Jason Fruth
Planning and Zoning Manager

Attachments: Map, Exhibits "A" and "B", Town Ordinance



PROPOSED PROJECT STATISTICS

PROJECT NAME	PROJECT NO.	DATE
PROJECT LOCATION	PROJECT AREA	PROJECT TYPE
OWNER	DESIGNER	CONTRACT NO.
PERMITS REQUIRED	PERMITS STATUS	PERMITS EXPIRES
ESTIMATED COST	ESTIMATED VALUE	ESTIMATED GROSS AREA
ESTIMATED NET AREA	ESTIMATED GROSS AREA	ESTIMATED NET AREA
ESTIMATED NET AREA	ESTIMATED GROSS AREA	ESTIMATED NET AREA
ESTIMATED NET AREA	ESTIMATED GROSS AREA	ESTIMATED NET AREA

PROPOSED LIVING UNIT STATISTICS

TYPE	NO. OF UNITS	TOTAL AREA (SQ FT)
1-BED	10	1,000
2-BED	10	2,000
3-BED	10	3,000
4-BED	10	4,000
5-BED	10	5,000
TOTAL	50	15,000

PROPOSED SQUARE FOOT ANALYSIS

USE	AREA (SQ FT)	PERCENTAGE
RESIDENTIAL	15,000	100%
PARKING	1,000	6.7%
LANDSCAPE	500	3.3%
DECKING	200	1.3%
WALKWAYS	100	0.7%
TOTAL	16,800	112%

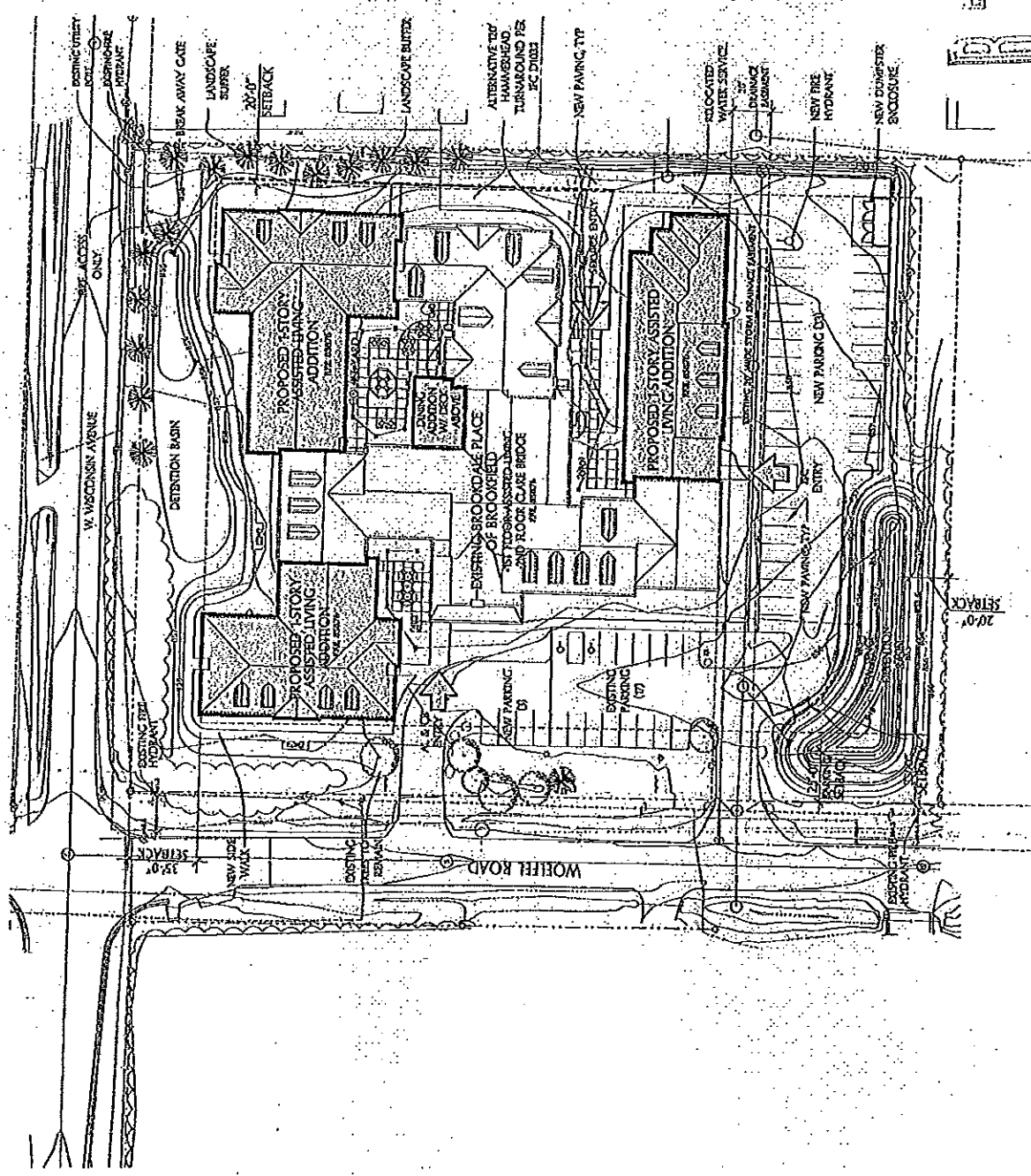
PROJECT
 BROOKDALE PLACE
 OF BROOKFIELD
 660 WOLFE RD.
 BROOKFIELD, WI 53005

OWNER
 BROOKDALE SENIOR
 LIVING COMMUNITIES, INC.
 677 W. WASHINGTON ST.
 MILWAUKEE, WI 53224

DESIGNER
 E & C
 1100 S. DELAWARE
 MILWAUKEE, WI 53224

EXHIBIT "A"

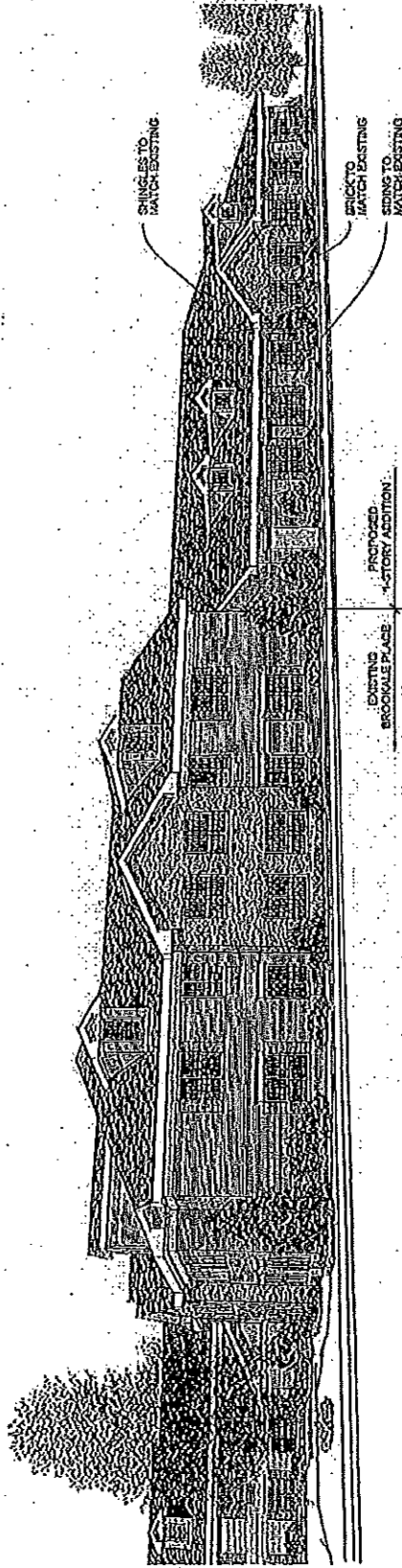
PROJECT NO. 17023
DATE 3/20/13
DESIGN STAGE PRELIMINARY
PROJECT TYPE PDI
SITE DEVELOPMENT PLAN
SCALE 1/8" = 1'-0"
DATE 12/13/13
PROJECT NO. C710
NOT FOR CONSTRUCTION
CD PROJECT SET



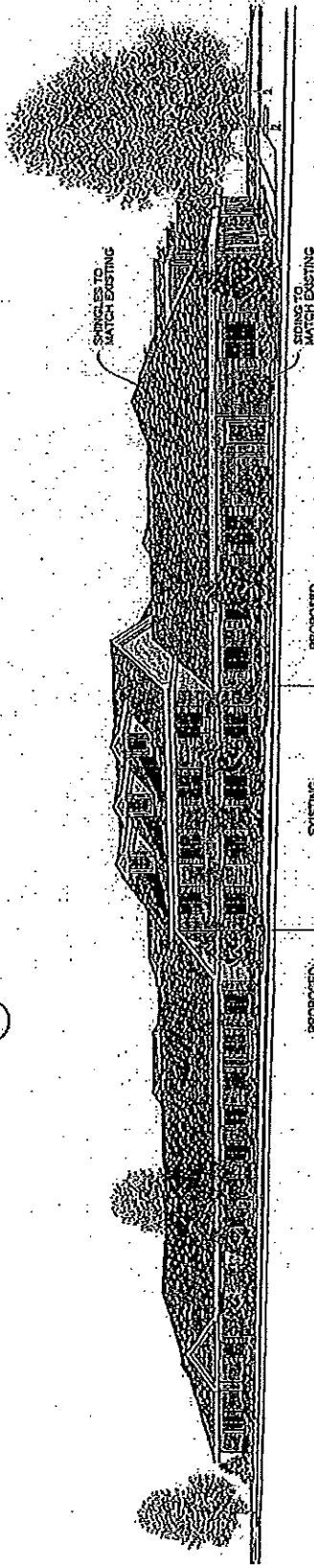
DELIVER
 DEC 13 2013
 TOWN OF BROOKFIELD

SITE DEVELOPMENT PLAN A

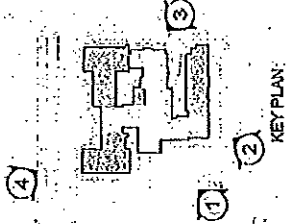
EXHIBIT "B"



3 CONCEPTUAL EAST ELEVATION



4 CONCEPTUAL NORTH ELEVATION



KEY PLAN

SELECTIVE
OCT 10, 2013
TOWN OF BROOKFIELD



**PLANNING
DESIGN
CONSTRUCTION**

POC MIDWEST, INC.
1000 LAKE PARK DRIVE
N. WASHINGTON ST.
MILWAUKEE, WI 53214
WWW.PCMIDWEST.COM

**BROOKDALE PLACE
OF BROOKFIELD**

**660 WOBEL RD.
BROOKFIELD, WI 53005**

**OWNER:
BROOKDALE
SERVICIOUS, INC.
6727 W. WASHINGTON ST.
MILWAUKEE, WI 53214**

**BROOKDALE
SERVICIOUS LIVING**

DATE

**PROJECT NO. DATE
11053**

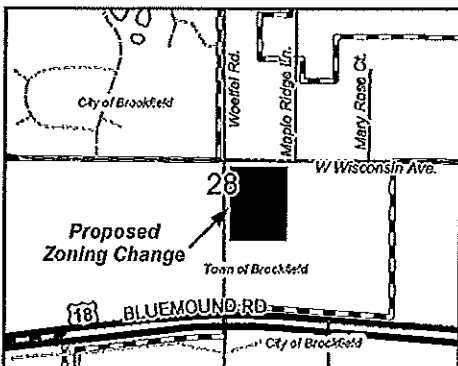
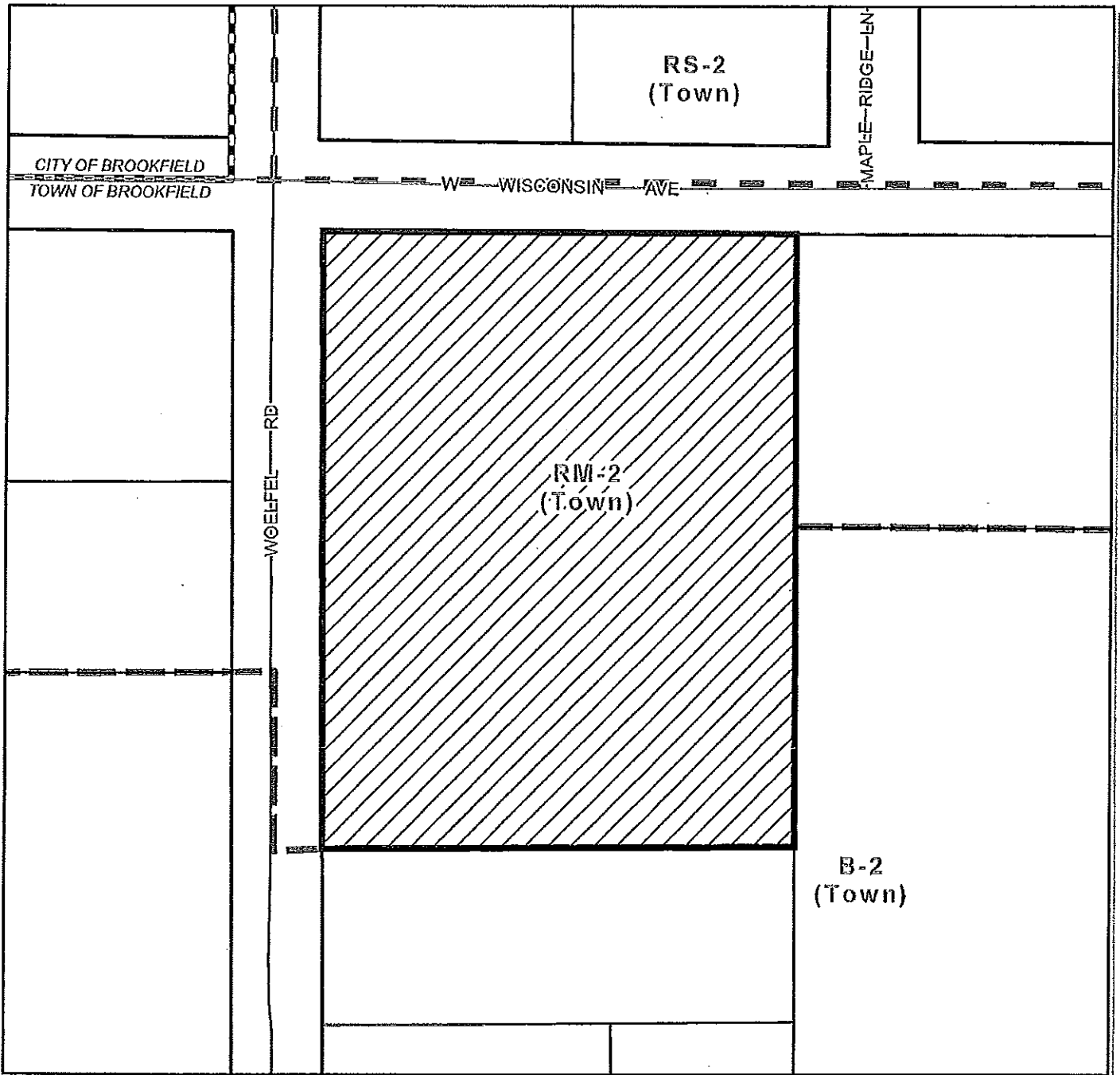
DRAWN BY CHECKED


**SHEET TITLE:
CONCEPTUAL
ELEVATIONS**

**SHEET NUMBER
001/04 © 2013**

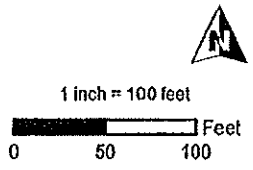
ZONING AMENDMENT

PART OF THE SE 1/4 OF SECTION 28
TOWN OF BROOKFIELD



 TOWN ZONING AMENDMENT FROM RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT TO RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT WITH A P.U.D. PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

FILE.....ZT-1777
 DATE.....03/08/14
 AREA OF CHANGE.....3.14 ACRES
 TAX KEY NUMBERS.....BKFT 1120.990



Prepared by the Waukesha County Department of Parks and Land Use

RECEIVED

FEB 24 2014

STATE OF WISCONSIN : TOWN OF BROOKFIELD ; WAUKESHA COUNTY

DEPT OF PARKS & LAND USE

ORDINANCE REZONING OF PROPERTY FROM RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT TO RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT WITH A P. U. D. PLANNED UNIT OVERLAY DISTRICT TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN

THE TOWN BOARD OF THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, DOES ORDAIN AS FOLLOWS:

SECTION 1: The following described property is hereby rezoned: to Rm-2 Multi-Family Residential District with a P.U.D. Planned Unit Development Overlay District

LOT 1 CERT SURV 7133 VOL 60/148 3.141 AC PT SE1/4 SEC 28 T7N R20E DOC# 3815341, Tax Key Number BKPT 1120-990 Town of Brookfield, Waukesha County, Wisconsin

This approval is based on the submitted development plan, dated 10/16/13 + 12/13/13

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 as provided by law.

Dated this 17th day of December, 2013.

TOWN BOARD, TOWN OF BROOKFIELD WAUKESHA COUNTY, WISCONSIN

Keith Henderson, Chairman

Patrick Stroebel, Supervisor

John R. Shtatzman Sr., Supervisor

Dan Shea, Supervisor

Steve Kohlmann, Supervisor

ATTEST

Jane F. Carlson, Clerk

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE 04/08/14

(ORD) NUMBER-1680112

1

3 R. MORRIS.....

5 J. BRANDTJEN.....AYE

7 J. GRANT.....AYE

9 J. HEINRICH.....AYE

11 F. RUF.....AYE

13 P. DECKER.....AYE

15 W. KOLB.....AYE

17 D. PAULSON.....AYE

19 C. CUMMINGS.....AYE

21 W. ZABOROWSKI.....AYE

23 K. HAMMITT.....AYE

25 G. YERKE.....AYE

2 D. Zimmermann.....AYE

4 J. BATZKO.....AYE

6

8 P. HAUKOHL.....AYE

10 D. SWAN.....AYE

12 P. WOLFF.....AYE

14 P. MEYER.....AYE

16 M. CROWLEY.....AYE

18 L. NELSON.....AYE

20 T. SCHELLINGER....AYE

22 P. JASKE.....AYE

24 D. DRAEGER.....AYE

TOTAL AYES-22

TOTAL NAYS-00

CARRIED _____

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-22