

ORDINANCE NO. 2064-06
by the Plan Commission

**APPROVAL OF A MODIFIED SUBURBAN OVERLAY DISTRICT – CONTEXT SUBURBAN
DEVELOPMENT AND CONDITIONAL USE FOR THE PROPERTY LOCATED AT
127 S. MOORLAND ROAD (WATER UTILITY)**

WHEREAS, the Modified Suburban Overlay District was the product of the 1999 City of Brookfield Capitol Drive Corridor Planning Study, and this study called for the creation of several new zoning instruments to be applied to certain properties within the Capitol Drive Corridor, which was completed June 1, 1999, by Ordinance No. 1692, and was also to be available for application by subsequent enactment elsewhere in said Corridor or elsewhere in the City; and

WHEREAS, a public hearing which was published as a Class II notice was held before the Common Council on May 16, 2006 regarding rezoning 127 S. Moorland Road to Modified Suburban Overlay District – Context Suburban development pattern and granting a conditional use; and

WHEREAS, on June 12, 2006, the Plan Commission of the City of Brookfield recommended approval of the rezoning to "MSO-CTS" Modified Suburban Overlay District – Context Suburban development pattern of the "Calhoun Road South Neighborhood Plan 2001" for Zoning Issue Area District J – Macro Parcel 29, a.k.a. 127 S. Moorland Road, as well as granting a conditional use; and

WHEREAS, the rezoning and conditional use will establish the dimensional standards for the site and permit a revised plan and method of operation allowing construction of an approximate 625 sq. ft. building housing a radium filter to bring the potable water system at this location into compliance with the federal radionuclide standard. The structure is located at the northeast corner of the site, approximately 25' x 25' in area, and 30' to 35' in height.

NOW, THEREFORE, the Common Council of the City of Brookfield do ordain as follows:

PART I. To establish "MSO-CTS" Modified Suburban Overlay District – Context Suburban development pattern at 127 S. Moorland Road, establish dimensional zoning standards and grant a conditional use at this location, described and depicted in Exhibits "A" and "B" and identified as Macro Parcel 29 in District J of the Calhoun Road South Neighborhood Plan 2001 (CRSNP). The "MSO" designation would establish the following:

- "CTS" Context Suburban development pattern.
- Northwest Building Offset: 0'
- Northeast Building Offset: 25'
- East Building Offset: 10'
- South Building Offset: 9'
- West Building Offset: 3'
- Maximum Lot Coverage: 70%

PART II. The conditional use will permit a revised plan and method of operation allowing construction of an approximate 625 sq. ft. building housing a radium filter to bring the potable water system at this location into compliance with the federal radionuclide standard. The structure is located at the northeast corner of the site, is approximately 25' x 25' in area and 30' to 35' in height.

PART III. Any base or overlay zoning districts other than the "MSO" Modified Suburban Overlay district that apply to the subject property are not affected by this ordinance.

PART IV. Said approval is subject to all conditions listed in the June 12, 2006, Plan Commission minutes

PART V. Pt NE 1/4 Sec. 34 T7N R20E, Comm. N 1/8 Cor; Th South 0°29'31" East 1087.30 feet to beginning; thence South 0° 29'31" East 210.00 feet; thence North 89°30'29" East 200.00 feet; thence North 0°29'31" West 228.01 feet; thence North 48°11'28" West 114.92 feet; thence South 0°29'31" East 95.36 feet; thence 89°30'29" West 115.00 feet to beginning. Tax Key No. BRC 1141.998.004 or known as 127 S. Moorland Road

PART VI. This ordinance shall take effect and be in force from and after its passage and publication.

ADOPTED AND APPROVED ON _____ June 20 _____, 2006

Kristine A. Schmidt, City Clerk

Jeff R. Speaker, Mayor

Published: June 29, 2006

Exhibit A

Matrix Identifying Overlay District Requirements for the Following Geographic Areas Included in the Modified Suburban Overlay District

Modified Suburban Overlay – Calhoun Road South Neighborhood Plan					
Zoning Issue Area	Base Zoning	Development Pattern	Use Variations	Planning Unit	Special Characteristics
District J – Macro Parcel 29 (127 South Moorland Road)	O&LR/C #2	CTS	None	Calhoun Road South Neighborhood Plan 2001 (CRSNP)	Minimum Building Offsets: NW Building Offset: 0’ NE Building Offset: 25’ East Building Offset: 10’ South Building Offset: 9’ West Building Offset: 3’ Maximum Lot Coverage: 70%

CITY OF BROOKFIELD REZONING EXHIBIT "B"

LANDS TO BE REZONED TO "MSO" MODIFIED SUBURBAN OVERLAY
TO INCLUDE A CTS CONTEXT SUBURBAN DEVELOPMENT PATTERN

EXISTING O&LR/C#2 OFFICE AND LIMITED RESIDENTIAL/COMMERCIAL
(BASE ZONING) TO REMAIN

PT. NE 1/4 SEC.34 T7N R20E, COMM. N1/8 COR; TH SOUTH 0°29'31" EAST 1087.30 FEET TO BEGINNING; THENCE SOUTH 0°29'31" EAST 210.00 FEET; THENCE NORTH 89°30'29" EAST 200.00 FEET; THENCE NORTH 0°29'31" WEST 228.01 FEET; THENCE NORTH 48°11'28" WEST 114.92 FEET; THENCE SOUTH 0°29'31" EAST 95.36 FEET; THENCE 89°30'29" WEST 115.00 FEET TO BEGINNING.

PREPARED BY :
CITY OF BROOKFIELD
ENGINEERING DIVISION

CHECKED BY :
CITY OF BROOKFIELD
PLANNING OFFICE



Ⓐ CITY LANDS
CITY OF BROOKFIELD
TAX KEY NUMBER: BRC 1141.998.004
ADDRESS: 127 SOUTH MOORLAND ROAD

DRAWN BY : CFN
EDITED BY : CFN
SCALE : 1" = 200'
DATE : APRIL 20, 2006

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

ANY BASE OR OVERLAY ZONING DISTRICTS - OTHER THAN THE "MSO" MODIFIED SUBURBAN OVERLAY DISTRICT - THAT APPLY TO THE SUBJECT PROPERTY ARE NOT AFFECTED BY THIS ORDINANCE.

PROPOSED REZONING
INDICATES AREA WHERE "MSO" MODIFIED SUBURBAN OVERLAY IS TO BE ESTABLISHED TO INCLUDE CTS CONTEXT SUBURBAN. EXISTING O&LR/C#2 OFFICE AND LIMITED RESIDENTIAL/COMMERCIAL (BASE ZONING) TO REMAIN.
(APPROXIMATELY 0.2398 ACRE)

