

ORDINANCE NO.3010

ORDINANCE TO AMEND THE OFFICIAL GREENFIELD ZONING MAP BY REZONING
THE PROPERTY LOCATED AT 4200 S. 76 ST. FROM C-4 REGIONAL BUSINESS
DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT (PUD #4).
(TAX KEY NO. 571-8984-009)

WHEREAS, a petition for zoning change having been filed to change the zoning on one (1) property from C-4 Regional Business District, to a Planned Unit Development District, such parcel being located at 4200 S. 76 St., and such land being specifically located as listed in Table 1 in Section 1 below; and,

WHEREAS, the Plan Commission having reviewed the Planned Unit Development District # 4 petition and having found that the proposed Planned Unit Development District conforms to the standards for adoption of a Planned Unit Development District, and having recommended to the Common Council that the creation of Planned Unit Development District # 4 be approved; and,

WHEREAS, a Public Hearing having been held before the Common Council on November 1, 2022, and the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed Planned Unit Development District # 4 is consistent with the Comprehensive Master Plan of the City of Greenfield, Wisconsin, and contains more than five (5) acres; and,

WHEREAS, the Common Council having reviewed the petition and recommendation following the Public Hearing and having determined that the adoption of an ordinance to create Planned Unit Development District # 4 will promote the health, safety and welfare of the Community.

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

PART I: Section 21.04.0102 (Zoning District Maps) of the Municipal Code of the City of Greenfield, Wisconsin, is hereby amended to provide that the zoning district designation for the properties described below be changed from C-4 Regional Business District, to Planned Unit Development District # 4, Planned Unit Development District # 4 being as is created under Part 2 of this Ordinance:

TAX KEY NO. 571-8984-009

LOT 1 OF CERTIFIED SURVEY MAP NO. 9066, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN.

Table 1: Planned Development District # 4					
Tax Key Number	Address	Property Owner	Current Zoning	Proposed Zoning	Acreage
571-8984-009	4200 S. 76 St.	Brixmor Spring Mall Limited Partnership	C-4 Regional Business District	PDD # 4	23.85

PART II: Section 21.04.0452 of the Municipal Code of the City of Greenfield, Wisconsin, is hereby created to read as follows:

Section 21.04.0452 PLANNED DEVELOPMENT DISTRICT # 4

A. In General.

1. This Planned Unit Development District shall be constructed, operated and maintained as a mixed-use development and shall be in conformance with Exhibit A attached hereto, and all applicable terms and provisions of the Municipal Code not enumerated herein and not contrary to the terms or provisions of this Ordinance, including, but not limited to such permits as are required under the Municipal Code for building permits, stormwater and erosion control, and the like. Conceptual development plans, certified survey maps, and detailed site, landscaping and architectural plans shall be forthcoming and shall receive separate approval of the Plan Commission and Common Council.

The plans contained in Exhibit A are only of sufficient detail as to satisfy the Plan Commission and the Common Council as to the general character, scope, and appearance of the District. All development within the District is subject to and conditioned upon the submittal and approval of more specific and detailed plans as each stage of development progresses.

2. Intent. In addition to the general intent for planned unit development districts identified in § 21.04.0401, it is the intent of the Planned Unit Development District # 4 to facilitate the development of a high-quality mixed-use area and:

i. All development within Planned Unit Development District # 4 shall comply with the zoning, construction, stormwater, erosion control and land division standards and requirements of the Municipal Code except as otherwise specifically set forth within this Ordinance.

ii. Accommodate the clustering of buildings on parcels of land under individual or multiple ownership.

iii. Provide for an arrangement of high-density, multi-family residential uses and commercial uses that are compatible in function, form and operation.

iv. Apply high-quality architectural and site design considerations whenever new principal and/or accessory structures are constructed.

v. Provide a safe, interconnected, and pedestrian-friendly network of public streets, private roads, sidewalks and trails throughout the District, and through this network, with the surrounding community.

vi. Provide sufficient off-street parking for all uses and properties which allows and encourages shared parking arrangements through the use of easements and other similar agreements.

vii. Be served by public sanitary sewer and water supply facilities.

viii. A Permitted Use lawfully existing and established with an existing principal building within the area of this Planned Unit Development District # 4 prior to and upon the effective date of this Ordinance shall remain as such Permitted Use and a conforming use; provided, however, that any future addition, expansion and/or enlargement to the use and/or amendment to any site plan for the use, may be permitted and/or granted only upon the consideration of all applicable standards for the review and approval of such permits and site plans, and the Planned Unit Development District Intent and District Standards in this Section.

ix. A Special Use lawfully existing and established within the area of this Planned Unit Development District # 4 prior to and upon the effective date of this Ordinance shall remain as such Special Use and a conforming use; provided, however, that any future amendment to the Special Use Permission, may be granted only upon the consideration of all applicable standards for the review and approval of Special Uses, and the Planned Unit Development District Intent and District Standards in this Section.

B. Uses.

1. Permitted Uses and Special Uses within Planned Unit Development District # 4 shall be as shown in Tables 21.04.0602 and 21.04.0603, which shall be amended as shown [NOTE: Uses not shown below shall be left blank indicating that they are not permitted or special uses within PUD # 4):

Permitted Uses	Special Uses
General commercial retail	
Professional services	
General office	
Medical office/general medical	
Recreational/entertainment	
Restaurants, with or without drive-thru	
Multi-family residential housing	

C. It is the intent of Planned Development District # 4 to establish the following:

1. Commercial/retail/entertainment/office/medical (up to 250,000 sq. ft., up to five (5) stories in height).
2. Multi-family Residential (up to 500 units, four (4) stories in height with subterranean parking).

Table 21.04.0452C
DEVELOPMENT STANDARDS

Type of Standard	Standard
Landscape Surface Ratio and Floor Area	
Minimum Open Space Ratio (OSR)	0.25
Lot Dimensional Requirements	
Maximum Gross Density (residential)	21 units/ acre
Minimum Lot Area (s.f.)	40,000
Minimum Lot Width at Setback Line (feet)	150
Minimum Front Yard (feet)	20

Minimum Side Yard (feet)	15
Minimum Side Yard (along north utility corridor)	0
Minimum Rear Yard (feet)	25
Minimum Distance Between Buildings (feet)	20 feet
In connection with the approval of Site Plans, the Plan Commission may waive the above Open Space Ratio and Floor Area or the Lot Dimensional Requirements or both within Planned Unit Development District # 4. The Plan Commission may consider the applicable standards in making such determinations.	
Maximum Building Height	
Principal Structure (stories/ft.)	5.0/60
Accessory Structure (stories/ft.)	1.0/35
Upon approval of Site Plans, the Plan Commission may waive the maximum height regulations.	

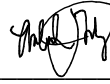
PART III: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

PART IV: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

PART V: This ordinance shall take effect and be in force upon its passage, publication, and upon the recording of a deed transferring ownership of the property from Brixmor Spring Mall Limited Partnership to Cobalt Partners, LLC or its affiliate.

PASSED AND ADOPTED by the Common Council of the City of Greenfield on this 1st day of November, 2022.

APPROVED:



Michael J. Neitzke, Mayor

ATTEST:



Jennifer Goergen, City Clerk

Exhibit A - PUD # 4 Conceptual Site Figure

