

ENROLLED ORDINANCE 159-15

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF BROOKFIELD ZONING ORDINANCE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 29, T7N, R20E, TOWN OF BROOKFIELD, FROM THE RS-2 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE RM-2 MULTI-FAMILY RESIDENTIAL AND PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS (ZT-1532)

WHEREAS the subject matter of this Ordinance having been approved by the Brookfield Town Board on May 4, 2004, after Public Hearing, and the giving of requisite notice of said hearing, and duly referred to and considered by the Waukesha County Park and Planning Commission, and a recommendation for approval, thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.61 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the District Zoning Map for the Town of Brookfield Zoning Ordinance, adopted by the Town of Brookfield on December 27, 1988, is hereby amended to rezone from the RS-2 Single-Family Residential District to the RM-2 Multi-Family Residential and Planned Unit Development Overlay Districts *with conditions, as contained in the Town of Brookfield amending Ordinance, adopted by the Town of Brookfield Board on May 4, 2004*, certain lands located in part of the SE ¼ of Section 29, T7N, R20E, Town of Brookfield, and more specifically described in the "Staff Report and Staff 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-1532).

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.

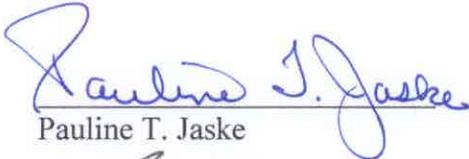
BE IT FURTHER ORDAINED that all ordinances inconsistent with or in contravention of provisions of this Ordinance are hereby repealed.

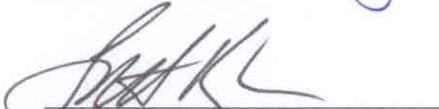
AMEND THE DISTRICT ZONING MAP OF THE TOWN OF BROOKFIELD ZONING ORDINANCE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 29, T7N, R20E, TOWN OF BROOKFIELD, FROM THE RS-2 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE RM-2 MULTI-FAMILY RESIDENTIAL AND PLANNED UNIT DEVELOPMENT OVERLAY DISTRICTS (ZT-1532)

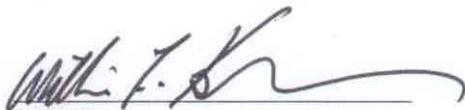
Presented by:  
Land Use, Parks, and Environment Committee

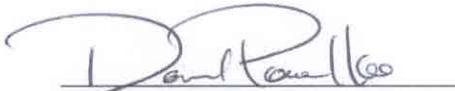
  
Walter L. Kolb, Chair

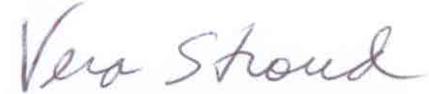
Absent  
Kathleen M. Cummings

  
Pauline T. Jaske

  
Scott J. Klein

  
Bill Kramer

  
Daniel Pavelko

  
Vera Stroud

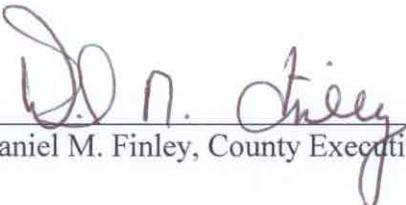
The foregoing legislation adopted <sup>as twice amended</sup> by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 6-11-04,   
Kathy Nickolaus, County Clerk

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

Approved:

Vetoed:

Date: 6-11-04,   
Daniel M. Finley, County Executive

# Eagles Nest Condominiums

## Plan of Operations

Brookfield Road, Town of Brookfield

**EXHIBIT "A"**

Tax Key #'s: BKFT1124979  
BKFT1124980001  
BKFT1124980  
BKFT1124981

Eagles Nest Condominiums consists of forty two owner occupied condominiums. Exhibit A (sheet A1.1), the Site Plan, shall be considered the general development plan for the subject property. Detailed surveys, grading plans, drainage/stormwater plans, utility plans, building plans, lighting and landscaping plans shall be presented for final approval.

### **Buildings:**

The buildings have been designed to be built into the hillside (see Exhibit B sheet A5.4). The units will offer exposed lower levels, two car attached garages, private entry, and panoramic view to the east and south. Additional off street parking will be provided in private driveways and designated visitor and delivery parking stalls.

### **Stormwater Management:**

Stormwater management will be handled on site. One stormwater basin will be located at the south east corner of the site. The basin and stormwater management plan will be designed to meet the County's and Town's requirements.

### **Common Space Ownership and Maintenance:**

All open space shown on the site plan shall be owned and maintained by a condominium homeowners association in perpetuity.

### **Public Utilities:**

Sanitary sewer, water and storm sewer (if applicable) shall be installed to Town standards. The design and specifications are subject to review and approval by the Town of Brookfield Sanitary District #4's Engineer.

### **Interior Roads and Ownership:**

All internal roadways shall be private. The roads shall be constructed to standards deemed acceptable to the Town.

### **Signage:**

Project signage will be provided at the project entrance. The specific design and location must be approved by the Town.

### **Developers' Agreement:**

A Developer's Agreement shall be entered into with the developer and the Town of Brookfield prior to the issuance of building permit.

**the SHEPHERD PARTNERSHIP ARCHITECTS PLANNERS CONSULTANTS**  
 1001 North Walnut Street, Suite 200  
 Milwaukee, WI 53233  
 TEL: 414-224-3122 Fax: 414-224-3144

**EAGLES NEST CONDOMINIUMS**  
 Town of Appleton, Wisconsin

**CONSTRUCTION MANAGER**  
**BJ CONSTRUCTION**  
 c/o Division of All Communities, Inc.  
 1001 North Walnut Street, Suite 200  
 Milwaukee, WI 53233  
 TEL: 414-224-3122 Fax: 414-224-3144  
 E-MAIL: [www.bjconstruction.com](mailto:www.bjconstruction.com)

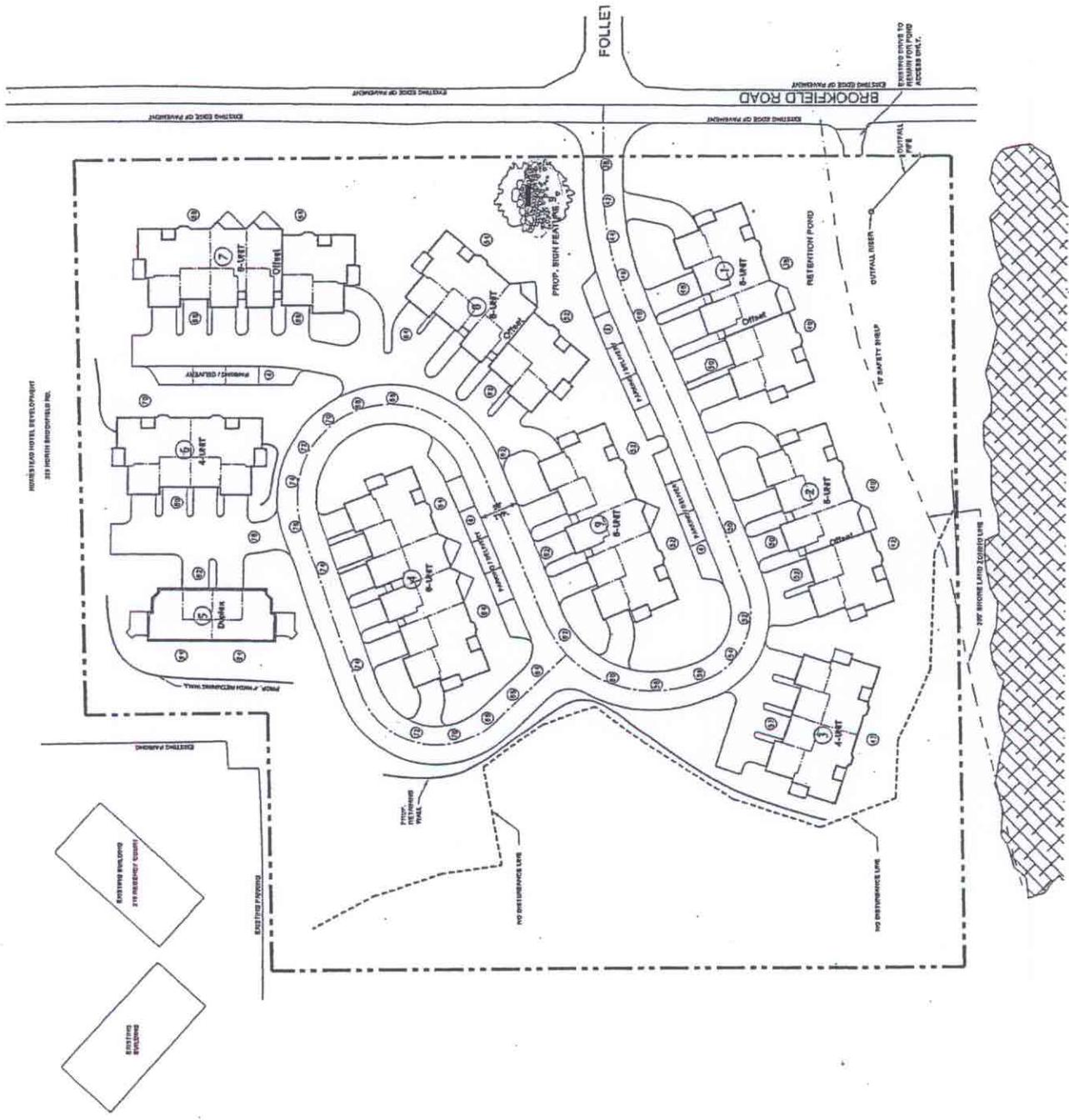
**JB**

CONTRACT NO. 159-0-015  
 SHEET NO. 159-0-015-1  
 DATE: 08/11/15  
 PROJECT: EAGLES NEST CONDOMINIUMS  
 DRAWN BY: J. B. JONES  
 CHECKED BY: J. B. JONES  
 APPROVED BY: J. B. JONES

**SITE PLAN**

DATE: 08/11/15  
 SHEET NO. 159-0-015-1

**A11**



159-0-015

the SHEPHERD  
PARTNERSHIP  
ARCHITECTS  
COUNSELLORS  
AND CONTRACTORS

1401 South Main Street  
New Britain, Wisconsin 53750  
PH: 735-5022 FAX: 735-5026

EAGLES NEST  
CONDOMINIUMS  
Town of Koshong, Wisconsin

CONSTRUCTION MANAGER

BL CONSTRUCTION

1001 North Main Street, Suite 200  
New Britain, Wisconsin 53750  
PH: 735-5022 FAX: 735-5026

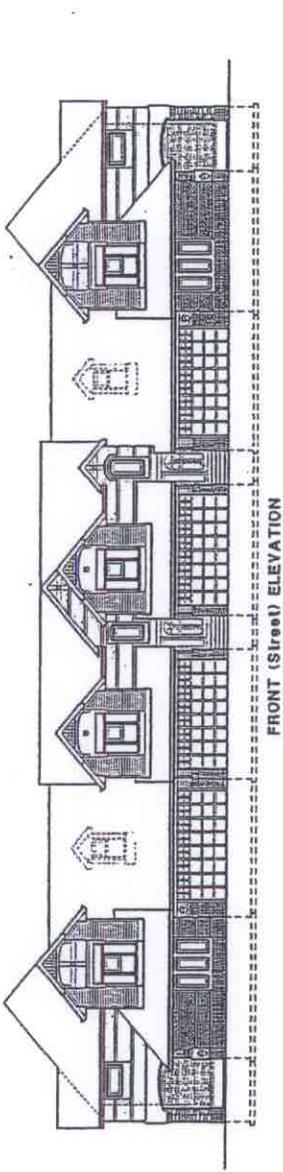


Architectural design, drawings and specifications prepared by JBI, Shepley, Bulfinch, Richardson & Johnson, Inc. are the property of JBI and shall remain the property of JBI as a product of JBI's professional services.

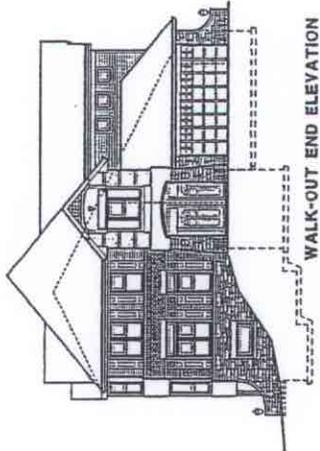
Buildings 1, 2, 3

A5.4

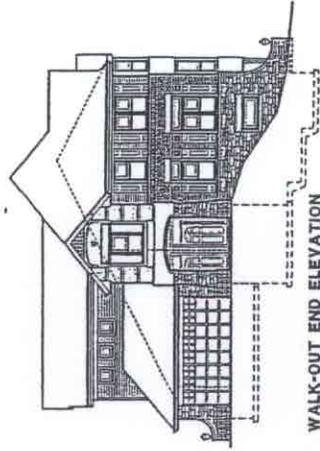
1/8" = 1'-0"



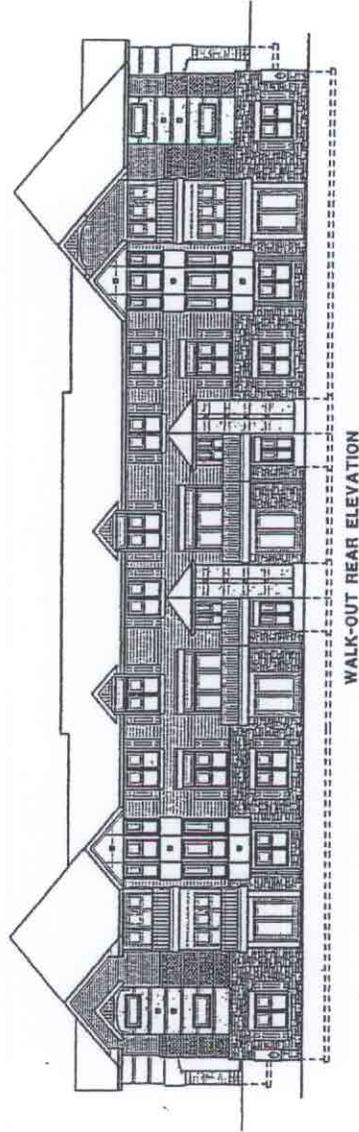
FRONT (Street) ELEVATION



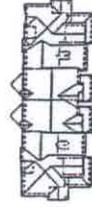
WALK-OUT END ELEVATION



WALK-OUT END ELEVATION



WALK-OUT REAR ELEVATION

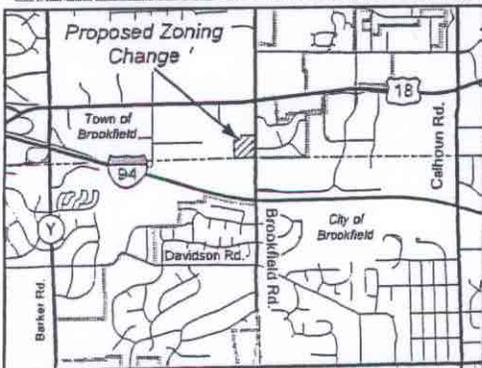
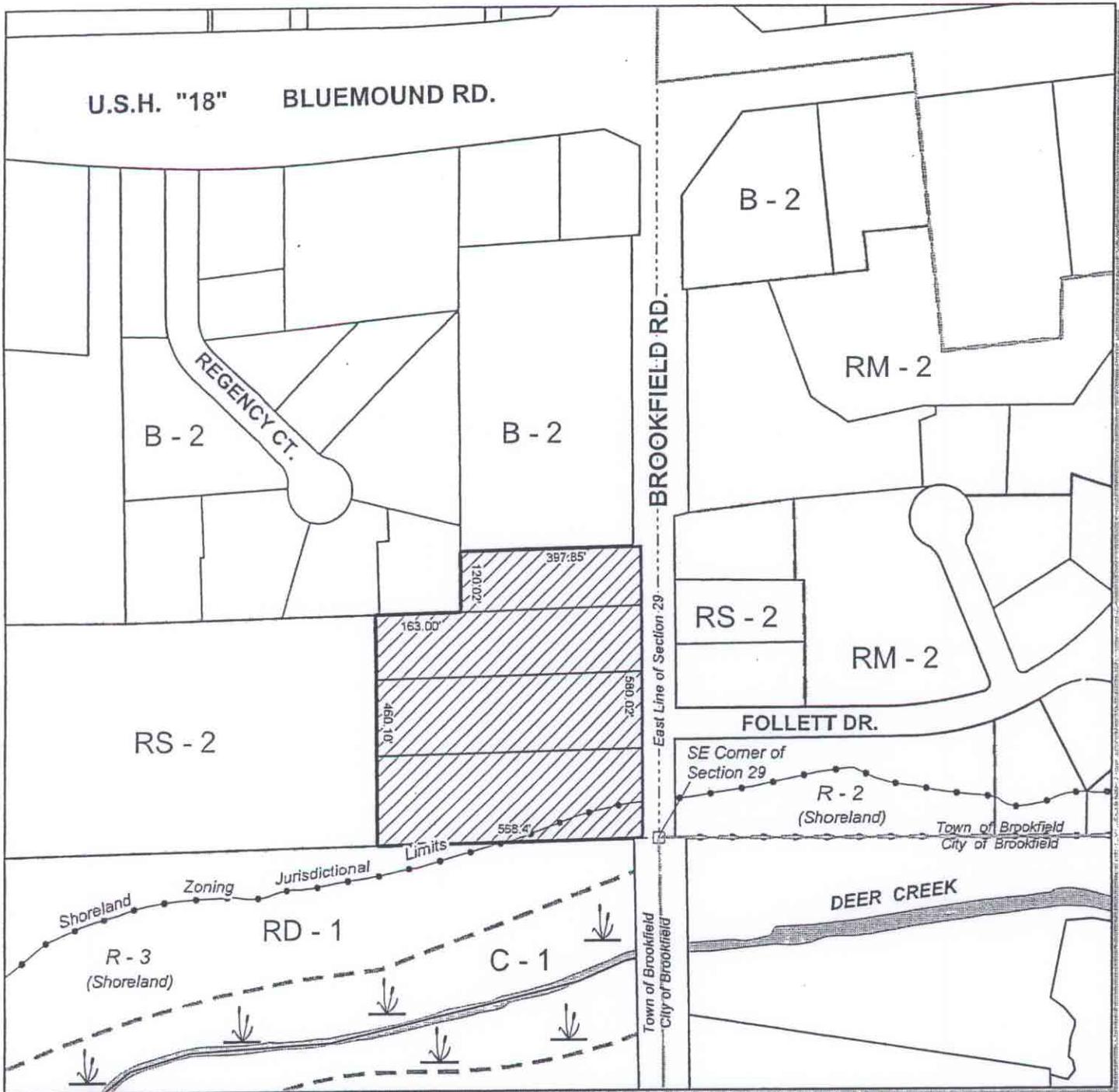


1/8" EXTERIOR ELEVATIONS (WALKOUT)



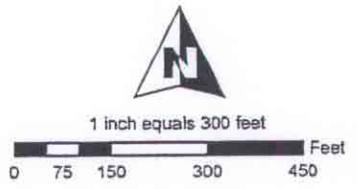
# ZONING MAP AMENDMENT

PART OF THE SE 1/4 OF SECTION 27  
TOWN OF BROOKFIELD



 TOWN ZONING CHANGE FROM RS-2 (SINGLE-FAMILY RES.) TO RM-2 (MULTI-FAMILY RES.) W/ PUD OVERLAY

FILE.....ZT-1532  
 DATE.....05-06-04  
 AREA OF CHANGE.....7.1 ACRES  
 TAX KEY NUMBER.....(MULTIPLE)



Prepared by the Waukesha County Department of Parks and Land Use

159-0-015

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-06/08/04

(ORD) NUMBER-1590015  
as twice amended

- 1 K. HERRO.....AYE
- 3 D. STAMSTA.....AYE
- 5 J. MARCHESE.....AYE
- 7 J. JESKEWITZ.....AYE
- 9 P. HAUKOHL.....
- 11 K. HARENDA.....AYE
- 13 J. MORRIS.....AYE
- 15 D. SWAN.....AYE
- 17 J. BEHREND.....
- 19 W. MITCHELL.....AYE
- 21 W. KOLB.....AYE
- 23 J. TORTOMASI.....AYE
- 25 K. CUMMINGS.....AYE
- 27 D. PAULSON.....AYE
- 29 T. BULLERMANN.....AYE
- 31 V. STROUD.....AYE
- 33 D. PAVELKO.....
- 35 C. SEITZ.....AYE

- 2 R. THELEN.....AYE
- 4 H. CARLSON.....AYE
- 6 D. BROESCH.....
- 8 J. DWYER.....AYE
- 10 S. WOLFF.....
- 12 J. GRIFFIN.....AYE
- 14 A. KALLIN.....AYE
- 16 R. MANKE.....AYE
- 18 B. MORRIS.....AYE
- 20 M. KIPP.....AYE
- 22 G. BRUCE.....
- 24 B. KRAMER.....AYE
- 26 S. KLEIN.....
- 28 P. JASKE.....AYE
- 30 K. NILSON.....AYE
- 32 P. GUNDRUM.....AYE
- 34 R. SINGERT.....AYE

TOTAL AYES-28

TOTAL NAYS-00

CARRIED \_\_\_\_\_

DEFEATED \_\_\_\_\_

UNANIMOUS   X  

TOTAL VOTES-28