

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY
RESOLUTION NO. 28-2018**

**ADOPTING CONDITIONS AND RESTRICTIONS
FOR THE WRENWOOD PLANNED DEVELOPMENT DISTRICT
("WRENWOOD PDD")**

WHEREAS, Briscoe Development & Management Inc., property owner (hereinafter the "Developer") has applied for an Rs-5: Residential Single-Family and Rm-2: Residential Multi-Family Planned Development District (Rs-5/Rm-2/PDD) to be applied to the property located in the Village of Germantown as described in Exhibit A attached hereto; and

WHEREAS, Section 17.27(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning district, as well as, allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation and maintenance of the proposed development in the General Development Plan; and

WHEREAS, the Village of Germantown Plan Commission on February 26, 2018, reviewed the Rs-5/Rm-2/PDD rezoning application and forwarded a positive recommendation regarding both the rezoning and General Development Plan to the Village Board;

NOW, THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown hereby adopts the following specific conditions and restrictions that shall apply to all development on and the use of property within the PDD:

1. **GENERAL DEVELOPMENT PLAN (GDP)**. The General Development Plan (Exhibit B dated March 2, 2018) establishes the basic parameters for development within the Wrenwood PDD including the approximate size and orientation of lots, density of development, setbacks, location of internal roadways and intersections to the adjacent road system, and the general location and extent of landscaping, buffering and recreational trails. While all development within the Wrenwood PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Subsequent Village approvals shall be required as a prerequisite for development, including but not limited to a subdivision plat and condominium plat.
2. **PERMITTED LAND USES**. Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the Wrenwood PDD shall be as set forth in Rs-5: Residential Single-Family and Rm-2: Residential Multi-Family Zoning Districts Section 17.30 of the Zoning Code.
3. **ACCESS**. Access to all development within the Wrenwood PDD shall be limited to/from Freistadt Road and Country Aire Drive as shown on GDP.

4. **Residential Density, Unit Size and Type** — The project shall include a maximum of one-hundred forty-two (142) single-family dwelling units on individual platted lots no smaller than 15,000 square feet, and, no more than sixty (60) multi-family dwelling condominium units in residential buildings containing no more than four (4) condominium dwelling units per building. Development of the single-family residential area(s) shall be approved consistent with and pursuant to the Village's subdivision platting procedures. Development of the multi-family condominium area shall be consistent with and pursuant to the Village's Site Plan and Condominium Plat procedures.
5. **Open Space Ownership and Maintenance** — All open space shown on the General Development Plan shall be owned and maintained by a Homeowners Association in perpetuity. Maintenance guarantees shall be included in the Developer's Agreement.
6. **Street Improvements, Interior Road Construction and Ownership** — All internal roadways intended for dedication shall be approved by the Plan Commission and constructed to standards deemed acceptable to the Department of Public Works. Detailed cross sections shall be approved by the Public Works Committee. Pavement width shall not exceed 36 feet, curb face to curb face, but may be designed to a minimum dimension of 24 feet.
7. **Pedestrian Circulation** — The developer shall install a paved pedestrian path located within the central park/open space area between and connection the north and south residential areas as shown on the GDP. All other pedestrian trails within the development may be gravel or other material deemed acceptable by the Village. The construction of sidewalks along Country Aire Drive, Mequon Road and/or Freistadt Road shall be required as directed by the Village's Public Works Committee consistent with the Village's sidewalk plan.
8. **Specific Lighting and Landscaping Plans** — The developer shall submit specific lighting and landscaping plans and specifications to the Village for final approval prior to final plat approval. Lighting and landscaping including the installation of street trees shall comply with Village guidelines. The General Development Plan shall be used as a guide for the general location and character of landscaping, including location of buffers and street trees. Street lighting shall be installed at all access entrances/intersections along Freistadt Road and Country Aire Drive, and, at all internal road intersections within the development unless otherwise approved by the Village's Public Works Committee. Individual lot and lighting of the condominium area shall be installed as required under the Village's Subdivision Code (or as part of site plan approval by the Plan Commission for the condominium area).

9. **Expiration** — The developer shall obtain appropriate subdivision plat, developer agreement and other Village approvals and permits in a timely manner. If preliminary plat approval for any single-family area, or, a site development plan for the condominium area, whichever comes first, has not been submitted to and approved by the Village of Germantown within two (2) years from the date this PDD amendment has been approved by the Village Board, approval shall be deemed to have expired. If this requirement is not satisfied, the Wrenwood PDD and General Development Plan (GDP) shall become null and void and the property shall revert back to the previous A-1: Agricultural Zoning District.

10. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.**

Unless otherwise modified as set forth below, all development and building shall be in accordance with the lot, building and other applicable bulk requirements set forth in the applicable underlying Rs-5: Single-Family or Rm-2: Multi-Family Zoning Districts and other applicable Zoning Code regulations:

Modifications to the Rs-5: Single-Family District

a. **LOT AND BUILDING REQUIREMENTS**

- i. Lot Width (minimum) 90 feet
- ii. Principal Building Setbacks (minimum)
 - 1. Side Yard 12 feet

Modifications to the Rm-2: Multi-Family District

b. **LOT AND BUILDING REQUIREMENTS**

- i. Lot Size (minimum) None (allow condominium development of entire area provided total number of units does not exceed sixty (60) units; maximum number of buildings does not exceed fifteen (15) and maximum number of units per building does not exceed four (4) units per building

11. **APPLICABILITY OF MUNICIPAL CODE.**

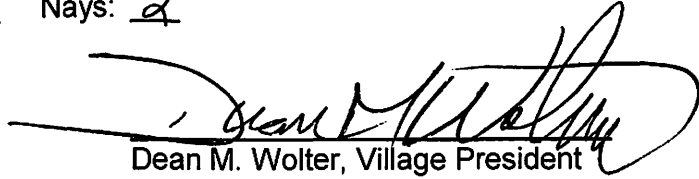
Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SC-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.

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Introduced by: Trustee Baum

Adopted: April 16, 2018

Vote: Ayes: 5 Nays: 2


Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey
Deanna L. Boldrey, WCMC/CMC
Village Clerk

EXHIBIT A

Wrenwood Planned Development District (PDD)
 Boundary Description

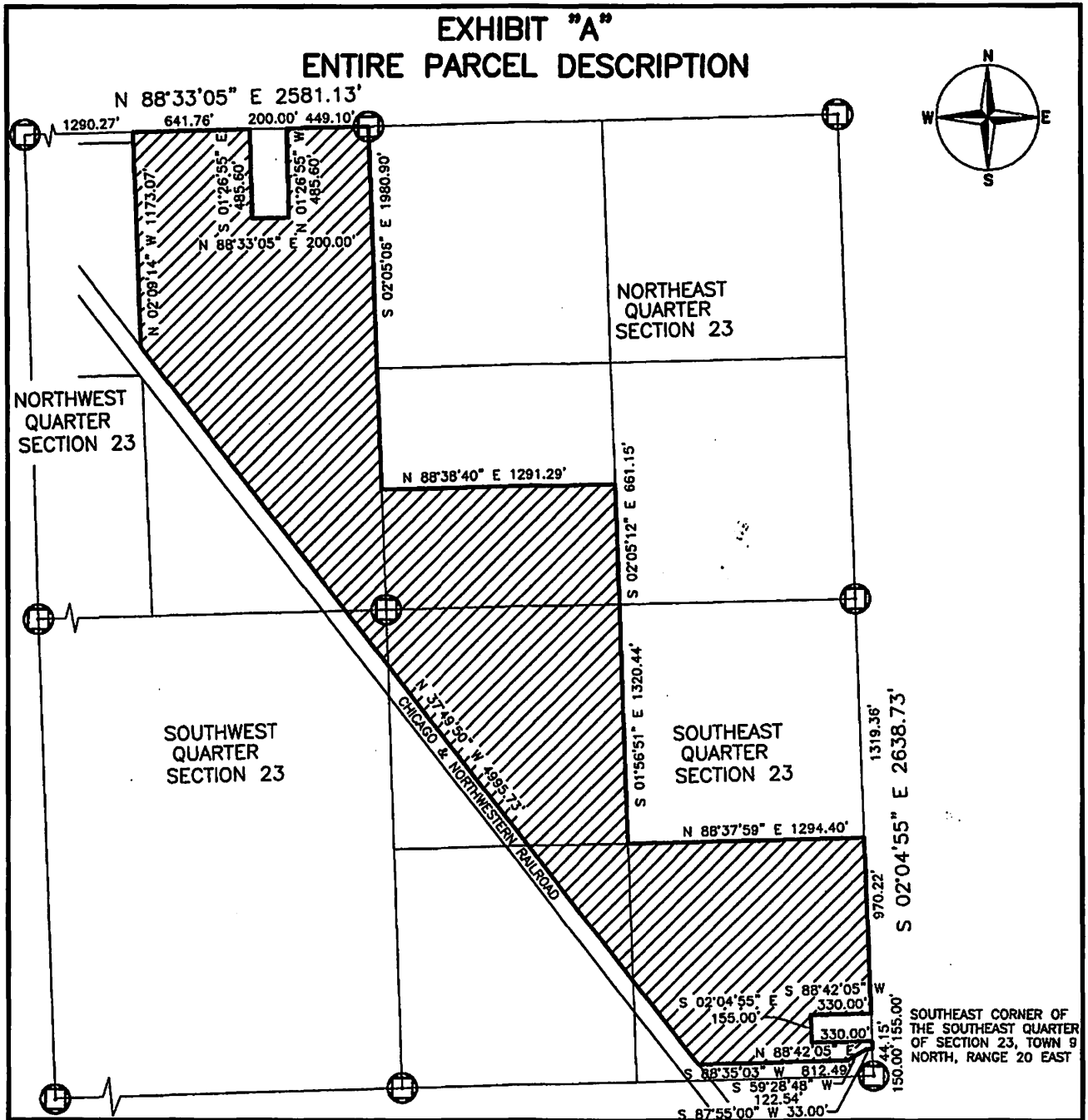


EXHIBIT B

**Wrenwood Planned Development District (PDD)
General Development Plan**
{See Attach General Development Plan Dated March 2, 2018}

