

RESOLUTION No. 26 - 2019

**AMENDING RESOLUTION NO. 28-2018
CONTAINING CONDITIONS AND RESTRICTIONS
FOR THE WRENWOOD PLANNED DEVELOPMENT DISTRICT
("WRENWOOD PDD")**

WHEREAS, Briscoe Development & Management Inc., property owner (hereinafter the "Developer") was granted a Planned Development District (PDD) overlay on the subject property that has underlying Rs-5: Residential Single-Family and Rm-2: Residential Multi-Family zoning districts in the Village of Germantown more particularly described on Exhibit A attached hereto (the "Wrenwood PDD") which was originally granted by the Village Board on April 16, 2018; 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; and

WHEREAS, on March 11, 2019 the Germantown Plan Commission reviewed a proposal by Neumann Companies Inc., agent for Bill Carity, Carity Land Corp, and Briscoe Development & Management Inc., property owner, to amend the Wrenwood (PDD) General Development Plan and Conditions & Restrictions Resolution affecting the multi-family condominium component of the Wrenwood residential development;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby approves and adopts the text amendments set forth below to Resolution No. R28-2018 as follows:

SECTION 1. Condition 1 is amended as follows where words underlined are to be added and words stricken are to be deleted:

1. GENERAL DEVELOPMENT PLAN (GDP). The General Development Plan (Exhibit B dated March 2, 2018 and the Site Plan dated January 18, 2019 for the condominium area) 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.

SECTION 2. Condition 2 is amended as follows where words underlined are to be added and words stricken are to be deleted:

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 including a clubhouse building with outdoor amenity allowed as a permitted use in the Rm-2: Residential Multi-Family District subject to the following restrictions:

- a. The clubhouse is not made available for commercial purposes;
- b. The building design, architecture and materials are comparable to those used for the condominium buildings;
- c. Construction of the clubhouse commences no later than occupancy of the 22nd condominium dwelling unit.

SECTION 3. Condition 10 is amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

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
 - ii. Principal Building Setback (minimum)
 - 1. Street/Front Yard 25 feet

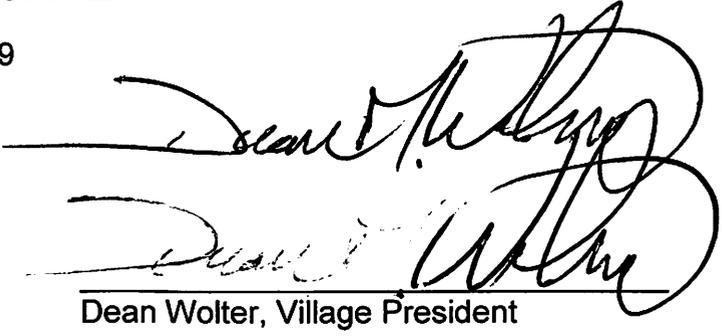
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Amendment to the Wrenwood Planned Development District (PDD)

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Introduced by Trustee: Trustee Baum

Adopted: March 18, 2019

Vote: Ayes: 7
 Nays: 0



Dean Wolter, Village President

ATTEST: Deanna Braunschweig
Deanna B. Braunschweig, WCMC/CMC Village Clerk

This instrument drafted by:
Jeffrey W. Retzlaff, AICP
Community Development Director, Village of Germantown