

ORDINANCE NO. 2142-08
by the Plan Commission

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMITTING AN
APPROXIMATE 53,012 SQ. FT. BUILDING ADDITION AND PARKING LOT
ALTERATIONS AT BROOKFIELD EAST HIGH SCHOOL, 3305 N. LILLY ROAD**

WHEREAS, it is a lawful purpose of the Common Council of the City of Brookfield to promote the health, safety, morals and general welfare of the City by enacting zoning ordinances; and

WHEREAS, pursuant to Section 17.108 of the Brookfield Municipal Code, establishes schools and their accessory structures as conditional uses that may be permitted in any zoning district but only after a public hearing process; and

WHEREAS, the site is zoned "R-2" Single-family Residence District. Special Exception Ordinance No. 1204 permits athletic field lighting. Conditional Use Ordinance Nos. 1757 and 1913-03 permitted field lighting and a soccer field; and

WHEREAS, the site is not addressed in a neighborhood plan. However, one of the seven component policies of the Brookfield *Year 2020 Master Plan* is that the community continues to be known throughout the region for its quality schools. The applicant represents its investment in high school improvements on the grounds that an existing educational campus is consistent with the Brookfield *Year 2020 Master Plan*; and

WHEREAS, the Plan Commission of the City of Brookfield held a public hearing on the requested conditional use hereinafter described, on the 11th day of August, 2008; and

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

PART I. Pursuant to Section 17.108 of the Municipal Code, approve a conditional use permitting an approximate 53,012 sq. ft. building addition and parking lot alterations at Brookfield East High School at 3305 N. Lilly Road. The proposed addition will create space for a four-station gymnasium. Existing gymnasium space will be converted to other clear space program needs. Remodeling is proposed for interior spaces.

PART II. Additional building alterations include improvement to the east and west building entrances and the trash, mechanical and generator enclosure. Classroom window systems will be replaced. The entire building will be sprinkled. The owner will document that noise produced by an approved stand-by generator will not exceed 35 dBA at the nearest residential property line.

PART III. The building and parking lot additions and modifications approved hereby will not alter the operational characteristics established by prior conditional use ordinances for the site's athletic fields or their illumination.

PART IV. The owner shall install landscape islands in any and all parking fields per city code at such time as any or all parking lots are resurfaced or repaved but no later than December 31, 2018.

PART V. Said approval is subject to all conditions listed in the August 11, 2008, Plan Commission minutes.

PART VI. The land upon which the conditional use is proposed is described as follows:
BEING A DIVISION OF OUTLOT 1 IN SAN JUAN ESTATES AND LANDS IN THE

SOUTHEAST 1/4 OF SECTION 11, TOWN 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION THENCE SOUTH 88°05'32" WEST ALONG THE NORTH LINE OF SAID 1/4 SECTION, 45.00 FEET TO THE WEST RIGHT OF WAY LINE OF LILLY ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 01°44'41" EAST ALONG SAID RIGHT OF WAY LINE, 2112.27 FEET TO A POINT IN THE SOUTH PROPERTY LINE OF RECORDED DESCRIPTION (DOCUMENT 464183); THENCE SOUTH 88°24'04" WEST ALONG SAID PROPERTY LINE, 1176.50 FEET; THENCE SOUTH 01°44'41" EAST, 484.65 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BURLEIGH ROAD; THENCE SOUTH 88°24'04" WEST ALONG SAID RIGHT OF WAY LINE, 179.76 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 1 IN SAN JUAN ESTATES; THENCE NORTH 01°58'38" WEST ALONG THE EAST LINE OF BLOCK 1 IN SAID SUBDIVISION, 1133.64 FEET; THENCE SOUTH 88°24'04" WEST, 225.38 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 3 IN SAN JUAN ESTATES II; THENCE NORTH 01°58'16" WEST, 1454.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11-7-20; THENCE NORTH 88°05'32" EAST ALONG SAID NORTH LINE, 1592.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,289,065 SQUARE FEET 75.506 ACRES NET. ALSO KNOWN AS 3305 NORTH LILLY ROAD.

PART VII. This ordinance shall be in full force and effect from and after its passage and publication.

ADOPTED AND APPROVED ON _____ August 19 _____, 2008

Kristine A. Schmidt, City Clerk

Jeff R. Speaker, Mayor

Published: August 28, 2008