

ORDINANCE NO. 2287-12
by the Plan Commission

AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE PURPOSE OF PERMITTING RAZING OF AN EXISTING RESIDENCE, RELOCATION OF OUTDOOR PLAY AREA, PARKING LOT AND LANDSCAPE ALTERATION

WHEREAS, the Plan Commission of the City of Brookfield held a public hearing on the requested conditional use hereinafter described, on May 21, 2012; and

WHEREAS, notice of said hearing was duly given as required by law, and the Common Council received the Plan Commission report on the said request prior to final Council action thereon.

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

PART I. Pursuant to Section 17.108 of the Zoning Code, there is hereby granted a conditional use for the purpose of permitting razing of an existing residence, relocation of outdoor play area, parking lot and landscape alteration.

PART II. The site is zoned "R-2" Single-family Residence District with Conditional Use Ordinance Nos. 1188 and 1704 permitted church expansion and a classroom/gymnasium/office/fellowship addition in 1987 and 1999 respectively.

PART III. The applicant is requesting site modifications including razing an existing residence, relocating the existing outdoor activity area from the north parking lot to the site of the razed residence, increasing parking supply, replacing parking lot lighting and adding landscaping all in association with operation of the approved church and school. No building expansion is proposed. The relocation of an outdoor use area and redevelopment activity on a conditional use site in excess of 30% lot coverage meets the criteria for holding a public hearing.

PART IV. Per Section 17.108 of the Zoning Code, churches and their attendant activities are classified as conditional uses. Conditional uses may be permitted in any zoning district unless expressly prohibited, subject to a public hearing process and upon approval by the Common Council.

PART V. Said approval is subject to all conditions listed in the May 21, 2012, Plan Commission minutes.

PART VI. The conditional use would occur on lands described as: Lot 1, Block 1, Rolling Meadows Subdivision, Part of the SW ¼ of Section 21, T7N R20E, City of Brookfield, Waukesha County, Wisconsin. Tax Key No. 1091-001.

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

ADOPTED AND APPROVED ON June 5, 2012

Kelly Michaels, City Clerk

Steven V. Ponto, Mayor