

**ORDINANCE NO. 2328-13**  
by the Plan Commission

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE PURPOSE OF  
PERMITTING A REVISED PLAN AND METHOD OF OPERATION ALLOWING  
PARKING LOT EXPANSION AT CONGREGATIONAL HOME,  
13900 W. BURLEIGH ROAD**

WHEREAS, the site has a base zoning of "R-2" Single-family Residence District. Conditional Use Ordinances No. 446, 542, 543, 1064, 1105 and 1503 approved and adopted from 1968 thru 1995 allow for the operation of a nursing home and subsequent building and parking lot expansions associated with that use. The recommended land use designation on Map 1 Future Land Use of the *City of Brookfield 2035 Comprehensive Plan* is Nature, Recreation and Community Facilities- Community Facility; and

WHEREAS, Section 17.108 of the Zoning Code lists hospitals, sanitariums, nursing homes, rest homes and facilities for senior citizens as conditional uses that may be permitted in any zoning district (unless expressly prohibited) subject to a public hearing process and upon approval by the Common Council; and

WHEREAS, the Plan Commission of the City of Brookfield held a public hearing on the requested conditional use hereinafter described, on August 12, 2013; 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 a revised plan and method of operation allowing a 17 stall parking lot expansion at 13900 W. Burleigh Road. The existing impervious surface area of the site is 36.23% and will increase to 37.03%. The impervious surface area threshold established for nonresidential, conditional use of residentially zoned property is 50%.

PART II. Said approval is subject to all conditions listed in the August 12, 2013, Plan Commission minutes.

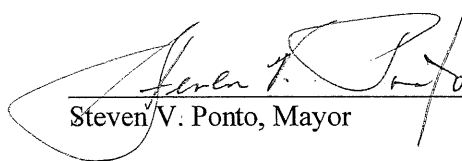
PART III. The conditional use will occur on lands described as: Parcel 1, Certified Survey Map No. 8060 Being a redivision of Certified Survey Map No. 4564 and Lots 20, 21, 31, 32, 33 and 34 in Block 2 in Fiebrantz Assessment Plat No. 3, being a part of the Southwest ¼ of the Southwest ¼ of Section 12, Town 7 North, Range 20 East, in the City of Brookfield, Waukesha County, Wisconsin. Also known as Tax Key No. 1055-053-001 or 13900 W. Burleigh Road.

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

ADOPTED AND APPROVED ON August 20, 2013



Kelly Michaels, City Clerk



Steven V. Ponto, Mayor

Published: August 29, 2013