

City of Brookfield, Wisconsin

ORDINANCE NO. 2439-15 of the PLAN COMMISSION

Commission Date: December 7, 2015

Commission Action: Carried 6-0

Ordinance granting a conditional use in association with building additions/alterations and use modifications at the Elmbrook Memorial Hospital Campus at 19333 W. North Avenue

Public Hearing: December 7, 2015

Council Date: December 15, 2015

Council Action: Adopted

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, Section 17.108 of the Brookfield Municipal Code authorizes the Common Council of the City of Brookfield to grant conditional use approvals in any zoning district but only after a public hearing process; and

WHEREAS, Resolution 6645 allows for expansion of the Elmbrook Hospital campus subject to a public process and addressing traffic management concerns; and

WHEREAS, the Plan Commission of the City of Brookfield duly held a conditional use public hearing on December 7, 2015, after publication of a Class 2 notice; and

WHEREAS, on December 7, 2015, the Plan Commission of the City of Brookfield recommended granting a conditional use.

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 in association with building additions/alterations and use modifications at the Elmbrook Memorial Hospital Campus at 19333 W. North Avenue. The applicant proposes undertaking interior remodeling that will relocate certain uses offsite, renovate existing hospital space, upgrade surgery suites, renovate recovery rooms and expand approximately 26 patient care rooms. No site alterations are proposed, however, two walkways connecting floors between buildings are proposed which minimally increase site Floor Area Ratio. Resolution No. 6645 allows the site to exceed the floor area ratio of the base zoning district.

PART II. Said approval is subject to all conditions listed in the December 7, 2015, Plan Commission minutes and "scope of work" dated December 7, 2015 attached hereto.

PART III. The land upon which the conditional use is proposed is described as follows:

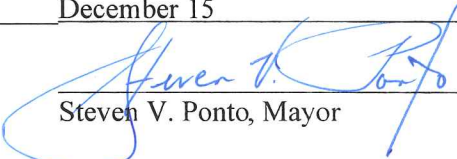
Parcel 1, CSM 6964, being part of the Northeast ¼ and Northwest ¼ of Section 20, Township 7 North, Range 20 East in the City of Brookfield, Waukesha County, WI. Also known as 19333 W. North Avenue.

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

ADOPTED AND APPROVED ON December 15, 2015



Kelly Michaels, City Clerk



Steven V. Ponto, Mayor

Published: December 24, 2015



Wheaton Franciscan

In Partnership with the Felician Sisters

December 7, 2015

Elmbrook Memorial Campus located at 19333 W. North Avenue, Brookfield, WI 53045 is requesting approval from the City of Brookfield, the Plan Commission and the Plan Review Board for the following scope of work:

The scope of work includes relocation and/or expansion of Day Surgery, Lab, Radiology, Outpatient, Gastrointestinal (GI) Services, Pain, Oncology and physician office space at the above location.

The following renovation needs are to be included to further complete the Elmbrook Memorial Campus Project:

- Relocate two Wheaton Franciscan Medical Group Physician offices currently in the MOB to existing clinics located in Brookfield to create a contiguous suite for GI, Pain and OP.
- Renovate 3rd floor MOB to relocate GI, Pain and Outpatient Services.
- Renovate 2nd floor Imaging for Interventional Radiology, Nuclear Med, PET/CT, Radiation Oncology and Breast localizations.
- Upgrade Surgical Operating Room video system for OR 4, 5, 7, 9, Cysto 1 and 2.
- Prep/Recovery room renovation.
- The programming and planning of patient care rooms will require various patient care rooms to become larger to improve circulation. There are approximately 29 patient care rooms that will be involved in the project. After the renovation there will be approximately 26 patient care rooms.

The strategic imperatives of this initiative are:

- Improve the flow and patient experience of Elmbrook Memorial's ambulatory services by addressing long-standing facility constraint issues that have negatively impacted patient perception regarding access and continuity of services.
- Create a contemporary, modern-day and patient focused experience for ambulatory services within the hospital campus and office building.
- Create the ability to handle increases in demand for ambulatory services in areas that are currently landlocked.
- Maximize operational efficiency and reduce duplication by focusing similar ambulatory services in one location.
- Deliver seamless and convenient services in an easily accessible location in the redesigned Medical Office building.
- Incorporate the Wheaton Operating System (LEAN management approach) in the redesign of clinical spaces to deliver excellent patient/family experience, clinical quality and safety.

Respectfully,

Ron Boecker

Vice President, Construction and Facility Services
Wheaton Franciscan Healthcare
400 W. River Woods Pkwy
Glendale, WI 53212
(414) 465-3122 (office)
ron.boecker@wfhf.org

Elmbrook Memorial Campus | 19333 W. North Avenue, Brookfield, WI 53045

St. Joseph Campus | 5000 W. Chambers Street, Milwaukee, WI 53210

Midwest Spine and Orthopedic Hospital and Wisconsin Heart Hospital Campus | 10000 W. Bluemound Road, Wauwatosa, WI 53226