

ORDINANCE NO. 2141-08
by the Plan Commission

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE PURPOSE OF
PERMITTING THE CONSTRUCTION OF AN APPROXIMATE 12,000 SQ. FT. FIRE
STATION AT APPROXIMATELY 1355 S. CALHOUN ROAD**

WHEREAS, the site is zoned "R-3" Single-family Residence District and "M-1" Multiple-family Residence District. Fire Stations are classified as conditional uses and regulated by Section 17.108 of the Municipal code. Conditional uses may be permitted in any zoning district subject to a public hearing process and approval of plan and method of operation.

WHEREAS, the Plan Commission of the City of Brookfield held a public hearing on the requested conditional use hereinafter described, on the 7th day of July, 2008; 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 Municipal Code, there is hereby granted a conditional use for the purpose of permitting the construction of an approximate 12,000 sq. ft. fire station at approximately 1355 S. Calhoun Road (Fire Station No. 3).

PART II. Fire Station No. 3 will be staffed 24 hours a day with five personnel per shift responding to an average of 2-3 calls per 24 hour period. Building architecture is modern, utilizing long sloping roof forms to create volume in the building without adding roof mass or creating a flat roofed commercial building appearance. The intent of the design is to provide a transition between the commercial and residential environments bounding the site, create an architectural statement at this entry way to the City, and provide an architectural form that can be reproduced through reinterpretation at Fire Station No. 2. The site plan proposes closing four residential driveways and replacing same with two apparatus access points and one parking lot driveway. The apparatus egress point on Calhoun Road is determined by alignment with a median opening therein and sets the placement of the building. The parking field is located on the south end of the property, away from neighboring homes. A stand-by generator is proposed in an enclosure located on the northwest corner of the building. The building's hose tower is approved at 43'.

PART III. Said approval is subject to all conditions listed in the July 7, 2008, Plan Commission minutes.

PART IV. The land upon which the conditional use is proposed is described as follows:
The east 1/2 of Lot 7, excepting the east 15 feet for road purposes (Doc. No. 2444811) in Block 16, of Greenfield Heights Estates, as recorded in the Waukesha County Register of Deeds office also known as 1335 South Calhoun Road or Tax Key No. 1140-265;

The west 1/2 of the Lot 7 in Block 16, of Greenfield Heights Estates, as recorded in the Waukesha County Register of Deeds office also known as 1330 Adelman Avenue or Tax Key No. 1140-266;

Parcels 1 and 2 of Certified Survey Map No. 2378, Doc. No. 922855, Volume No. 27, Pages

