

ORDINANCE NO. 2151-08
by the Plan Commission

AN ORDINANCE GRANTING A CONDITIONAL USE ACKNOWLEDGING THE CITY'S PARK AND OPEN SPACE PLAN DESIGNATION OF A NEIGHBORHOOD PARK AT FAIRVIEW NORTH PARK, 4125 N. CALHOUN ROAD AND ALLOWING CONSTRUCTION OF AN APPROXIMATE 12,000 SQ. FT. FIRE STATION AT THIS LOCATION (Fire Station #2)

WHEREAS, the site is zoned "R-3" Single-family Residence District. Fairview North Park is classified as a "Neighborhood Park" in the City's Park and Open Plan 2001. 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, On July 14, 2008, the Parks and Recreation Commission approved a resolution concluding that Fire Station No. 2 "...could be successfully integrated into the park...". On August 19, 2008, the Common Council acted upon a report regarding the location of Fire Station No. 2 and authorized staff, "...to pursue the development of Fire Station #2 within Fairview Park in a manner which integrates it into the park and results in increased park functionality...".

WHEREAS, the Plan Commission of the City of Brookfield held a public hearing on the requested conditional use hereinafter described, on October 13, 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 4125 N. Calhoun Road (Fire Station No. 2) and acknowledging the City's Park and Open Space designation of a neighborhood park at Fairview North Park.

PART II. The fire station / park site plan provides park improvements that include a new parking lot, soccer field, half-court basket court, pavilion and improvements to the existing baseball diamond, pedestrian environment and on-site stormwater management.

PART III. Fire station vehicular access and circulation is separated from park uses. Pedestrian connections link the park to the fire station and developments south thereof. Fire Station No. 2 will be staffed 24 hours a day with five personnel per shift responding to an average of 2-3 calls per 24 hour period.

PART IV. Said approval is subject to all conditions listed in the October 13, 2008, Plan Commission minutes.

PART V. Lot 1 of Certified Survey Map No. 4121 Part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 7 North, Range 20 East, in the City of Brookfield, Waukesha County,

Wisconsin. Also known as 4125 N. Calhoun Road or Tax Key No. 1024-994-002. Containing 332,079 square feet or 7.6235 acres.

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

ADOPTED AND APPROVED ON _____ October 21 _____, 2008

Kristine A. Schmidt, City Clerk

Jeff R. Speaker, Mayor

Published: October 30, 2008