

**ORDINANCE NO. 2225-10**  
by the Plan Commission

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE PURPOSE OF  
PERMITTING A REVISED PLAN AND METHOD OF OPERATION  
ALLOWING A 17,350 GROSS SQ. FT. GYMNASIUM ADDITION WITH  
CORRIDOR, LOBBY, LOCKER ROOMS, RESTROOMS, CONCESSION AND  
STORAGE AREA, A 73 STALL PARKING LOT, A 2,280 SQ. FT. NARTHEX  
ADDITION, AND A 6,240 SQ. FT. CLASSROOM ADDITION AT  
ST. DOMINIC'S CATHOLIC PARISH, 18255 W. CAPITOL DRIVE**

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WHEREAS, the Plan Commission of the City of Brookfield held a public hearing on the requested conditional use hereinafter described, on the 12th day of July, 2010; 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 17.108.050 of the Municipal Code, there is hereby granted a conditional use for the purpose of permitting a revised plan and method of operation allowing a 17,350 gross sq. ft. gymnasium addition with corridor, lobby, locker rooms, rest rooms, concession, and storage area, a 73 stall parking lot, a 2,280 sq. ft. narthex addition, and a 6,240 sq. ft. classroom addition.

PART II. The site is zoned "R-3" Single-family Residence District. Pursuant to Section 17.108 of the Municipal Code, churches are conditional uses that may be permitted in any zoning district subject to a public hearing process. Ordinance #1693 established the Modified Suburban Overlay-Residential Cluster zoning pattern. Conditional Use Ordinances #369, #1657 and #2050-06 permitted construction of a rectory and church administration building, a parking lot expansion and a prayer garden. The church was established prior to incorporation of the City. The site is not located in a Targeted Investment Area. The use is consistent with the recommended land use from *City of Brookfield 2035 Comprehensive Plan*.

PART III. Proposed building additions and parking lot alterations comply with the setback and offset requirements of the base zoning district and do not exceed the parameters for non-residential conditional use of residentially zoned property. Building materials are selected to match existing materials. Architecture is intended to compliment existing forms.

PART IV. Said approval is subject to all conditions listed in the July 12, 2010, Plan Commission minutes which includes limiting the plan and method of operation approval to the gymnasium addition with corridor, lobby, locker rooms, rest rooms, concession area, storage area and a 73 stall parking lot. The a 2,280 sq. ft. narthex addition and the 6,240 sq. ft. classroom

