

City of Brookfield, Wisconsin

**ORDINANCE NO. 2360-14 of the PLAN COMMISSION**

Commission Date: March 10, 2014

Commission Action: Carried 6-0

Ordinance granting a conditional use permitting the construction of a 1,300 sq. ft. concession building at Brookfield Central High School, 16900 Gebhardt Road.

Ordinance No. 2360-14

Council Date: March 18, 2014

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, pursuant to Section 17.108 of the Brookfield Municipal Code, establishes schools and their accessory structures as conditional uses that may be permitted in any zoning district but only after a public hearing process; and

WHEREAS, the site is zoned “R-2” Single-family Residence District. The site is contained in the Civic Center Targeted Investment Area (TIA), one of the ten areas identified in the *City of Brookfield 2035 Comprehensive Plan* that foster community reinvestment by supporting new economic development and sustainable, mixed-use redevelopment with sensitivity to surround neighborhoods; and

WHEREAS, the size of the structure as well as the incremental increase in impervious area in excess of 30% of the site invokes the conditional use; and

WHEREAS, on June 11, 2012, Brookfield Central High School received Plan Commission Phase I approval of a three-phase process that ultimately will provide new concessions/toilet facility, tennis court improvements, girls’ softball field reorientation and athletic field entrance archways. Phase I modified the current athletic training/practice fields; creating a varsity baseball field, batting cage, scoreboard and dugouts. Plan Commission approval of the dugouts was received on February 11, 2013; and

WHEREAS, the Plan Commission of the City of Brookfield held a public hearing on the requested conditional use hereinafter described on the 10<sup>th</sup> day of March, 2014; and

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 permitting construction of a 1,300 sq. ft. concession building at Brookfield Central High School at 16900 Gebhardt Road. There is a roof overhang around the building that includes a covered concession area. The overall roof area is 3,184 sq. ft.

PART II. The concession stand will be used only in conjunction with authorized athletic activities per existing conditional use ordinances. The stand will not be available for rent as a stand-alone venue.

PART III. Said approval is subject to all conditions listed in the March 10, 2014, Plan

Commission minutes.

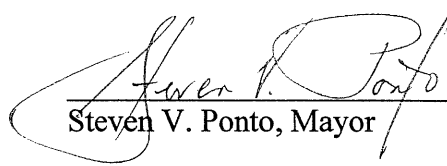
PART IV. The land upon which the conditional use is proposed is described as follows: Lot 1, Certified Survey Map No. 10757 being a resubdivision of Lot 1, Certified Survey Map No. 10615 and a part of the Northwest ¼ of Section 22, Township 7 North, Range 20 East, in the City of Brookfield, Waukesha County, WI. Tax Key No. 1094-996-001, a.k.a 16900 Gebhardt Road.

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

ADOPTED AND APPROVED ON March 18, 2014



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Kelly Michaels, City Clerk



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Steven V. Ponto, Mayor

Published: March 27, 2014