

City of Brookfield, Wisconsin

ORDINANCE NO. 2444-16 of the PLAN COMMISSION

Commission Date: January 11, 2016

Commission Action: Carried 7-0

Ordinance granting a conditional use permitting parking lot expansion in the flood fringe zoning district at 21000 Enterprise Avenue for Speed Systems.

Public Hearing: January 11, 2016

Council Date: January 19, 2016

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, the site is zoned "I" Industrial District and not located in a Targeted Investment Area (TIA). The applicant is requesting approval to expand surface parking into the flood fringe, a permitted use per Section 17.88.170 D. of the Municipal Code and a conditional use per 17.88.160 B. The proposed surface parking complies with the flood velocity and depth requirements established for development in the flood fringe. There is no flood plain alteration or volumetric change attributable to the surface parking area. The addition of 1,980 sq. ft. of impervious area does not result in impervious lot coverage in excess of 85%, the maximum allowed in the base zoning district; and

WHEREAS, the Plan Commission of the City of Brookfield duly held a conditional use public hearing on January 11, 2016, after publication of a Class 2 notice; and

WHEREAS, on January 11, 2016, 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. Expand surface parking (parking lot expansion) into the flood fringe, a permitted use per Section 17.88.170 D. of the Municipal Code and a conditional use per 17.88.160 B. for Speed Systems, 21000 Enterprise Avenue.

PART II. Said approval is subject to all conditions listed in the January 11, 2016, Plan Commission minutes and "scope of work" dated September 8, 2015 attached hereto.

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

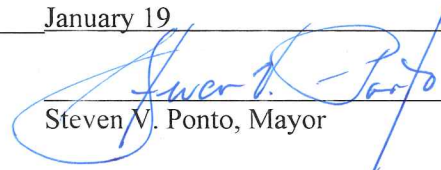
Parcel 2, Certified Survey Map No. 3057, being part of the Southeast ¼ of Section 19, Town 7 North, Range 20 East, in the City of Brookfield, Waukesha County, Wisconsin. Document No. 1013782, Volume 22, PP 332-334, September 1, 1977. Also known as 21000 Enterprise Avenue.

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

ADOPTED AND APPROVED ON January 19, 2016



Kelly Michaels, City Clerk



Steven V. Ponto, Mayor

Published: January 28, 2016



P.O. BOX 581
BROOKFIELD, WI 53008

PHONE: 262.784.8701
FAX: 262.784.8703
www.spdsystems.com

City of Brookfield

September 8, 2015

Subject: Conditional Use Hearing
for Building at 21000 Enterprise Ave

This memo is a request for approval to schedule a conditional use public hearing for the purpose of allowing development in the flood fringe which is a revised plan and method of operation.

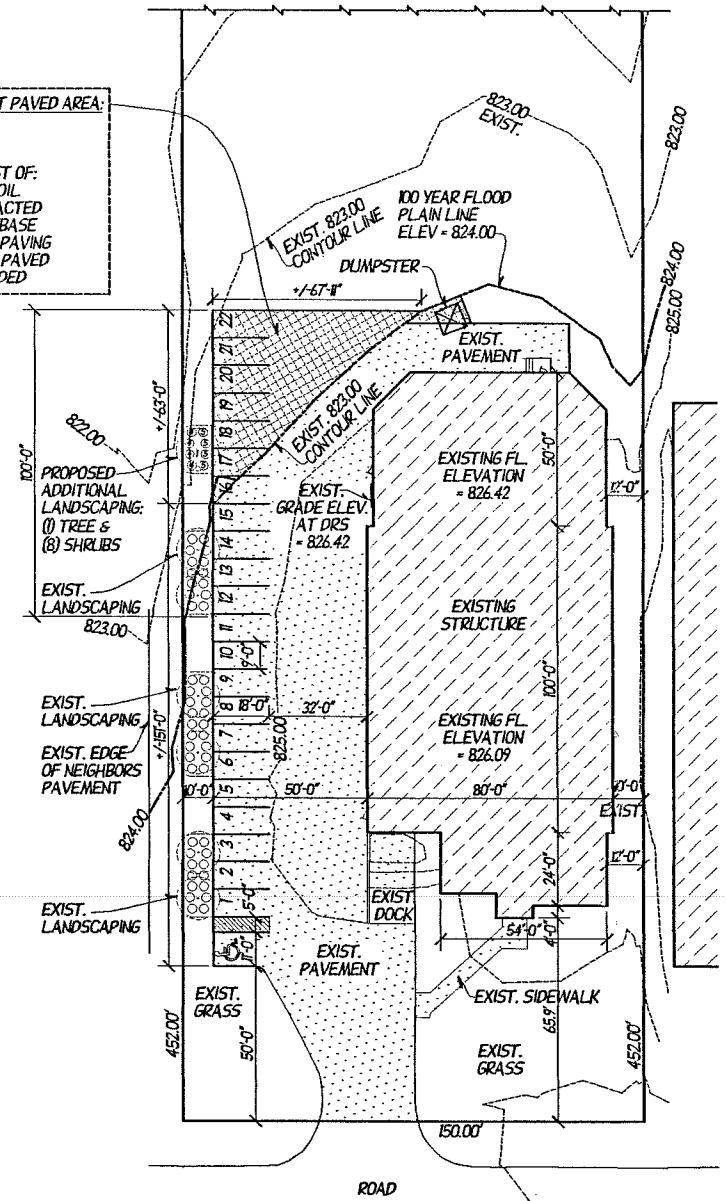
More specifically, we are asking to asphalt pave approximately 2100 square feet for the purpose of parking and dumpster location. The new finished asphalt paved area will be at the same grade elevation as is there currently. No grade changes will occur.

Sincerely,

A handwritten signature in black ink that reads "William E. Barry". The signature is written in a cursive, flowing style.

William E. Barry
President

PROPOSED ADDITIONAL ASPHALT PAVED AREA:
 -2238 SQ.FT. OF NEW PAVEMENT
 -EXTENDS INTO FLOOD PLAIN
 -NO NET GRADE CHANGES:
 -CONSTRUCTION WILL CONSIST OF:
 -REMOVE 10" - 12" OF TOP SOIL
 -INSTALL 6" - 8" OF COMPACTED
 CRUSHED AGGREGATE BASE
 -INSTALL 4" OF ASPHALT PAVING
 -ANY DISTURBED AREAS BEYOND PAVED
 AREA WILL BE SEEDED OR SODED



PROPOSED SITE PLAN

SCALE: 1:20
 NOTE:
 -LOT SIZE - 1556 ACRES (GROSS)
 -INFORMATION ON SITE PLAN IS ONLY APPROXIMATE.
 REFER TO APPROVED SURVEY PLAN FOR ACTUAL
 BUILDING LOCATION AND GRADING PLAN.

HATCH LEGEND:

	EXIST. BUILDING
	EXIST. PAVEMENT
	PROPOSED ADDITIONAL ASPHALT PAVED AREA



ZONING SITE REGULATIONS

LOT SIZE (GROSS) -	67,800 SQ.FT.
LOT SIZE (BUILDABLE AREA / NET) -	36,666 SQ.FT.
MAXIMUM IMPERVIOUS COVERAGE (FOOTPRINT & PAVEMENT)	
EXIST. BLDG. FOOTPRINT -	12,728 SQ.FT.
EXIST. DOCK -	459 SQ.FT.
EXIST. SIDEWALK -	232 SQ.FT.
EXIST. PAVEMENT -	1,540 SQ.FT.
PROPOSED PAVEMENT IN FLOOD PLAIN -	2,238 SQ.FT.
TOTAL IMPERVIOUS -	27,847 SQ.FT.
LOT SIZE (NET) X .85 PERCENT -	30,666 SQ.FT.
(MAXIMUM ALLOWED PER BROOKFIELD ZONING I - INDUSTRY - .85 PERCENT)	
TOTAL IMPERVIOUS SURFACE OF 27,847 SQ.FT. IS LESS THAN THE MAXIMUM LOT COVERAGE OF 30,666 SQ.FT.	
MIN. L.S.I. (GREEN SPACE)	
LOT SIZE (NET) X .5 PERCENT -	5,500 SQ.FT.
(MINIMUM ALLOWED PER BROOKFIELD ZONING I - INDUSTRY - .5 PERCENT)	
GREEN SPACE:	
LOT SIZE (BUILDABLE AREA / NET) -	36,666 SQ.FT.
TOTAL IMPERVIOUS SURFACE -	27,847 SQ.FT.
TOTAL GREEN SPACE -	8,819 SQ.FT.
TOTAL GREEN SPACE OF 8,819 SQ.FT. IS MORE THAN THE MINIMUM OF 5,500 SQ.FT.	

LANDSCAPE INFO

REQUIREMENTS

(9) TREES & (20) SHRUBS PER 100'

PROPOSED PLANTINGS WITHIN 100' OF REAR

	TREES	SHRUBS
PROPOSED ADDITIONAL:	1	8
EXIST. (WITHIN 100' OF BACK OF PAVEMENT):	2	12
TOTAL: (WITHIN 100' OF BACK OF PAVEMENT):	3	20

PROPOSED TOTAL PLANTINGS

APPROX. 65' OF NEW PAVEMENT
 + APPROX. 151' OF EXIST. PAVEMENT
 = APPROX. 214' OF TOTAL PAVEMENT.
 - 7 TREES & 43 SHRUBS REQUIRED

	TREES	SHRUBS
PROPOSED ADDITIONAL:	1	8
EXIST.:	6	40
TOTAL:	7	48

PLANT SCHEDULE

- 1- Autumn Blaze Callery Pear (Pyrus Calleryana 'Autumn Blaze'); (1) Tree, 2 1/2" - 3" Installed Size
- 4- Froebel Spirea (Spirea x humboldt 'Froebell'); (4) Shrubs, 18" - 24" Installed Size
- 6- Sixquet, Juniper (Juniperus chinensis var. sargentii 'Clauca'); (4) Shrubs, 18" - 24" Installed Size

REQUIRED PARKING SPACE CALCULATIONS

SPACES PER GROSS FEET

MANUFACTURING & FABRICATION:
 OFFICE/CUSTOMER = 2 PER 1,000 SQ.FT.
 SHOP/ENTRY = 1 PER 750 SQ.FT.

SPACES REQUIRED

MANUFACTURING & FABRICATION:	
EXIST. OFFICE/CUSTOMER:	3,790 SQ.FT. (413 PER 1,000 SQ.FT.) = 7.54 SPACES REQUIRED
EXIST. SHOPS & ENTRY:	16,036 SQ.FT. (AT 1 PER 750 SQ.FT.) = 21.38 SPACES REQUIRED
TOTAL SPACES:	22 SPACES REQUIRED

SUMMARY

THE PROPOSED NEW LAYOUT:
 - MAINTAINS (15) CURRENT PARKING SPOTS PLUS
 (1) EXIST. ADA VAN HANDICAP SPOT.
 - PROVIDES (6) NEW ADDITIONAL SPOTS IN NEW PAVEMENT AREA BEYOND FLOOD PLAIN LINE
 - (22) TOTAL PARKING SPOTS MEETING THE NUMBER REQUIRED

PROPOSED PAVEMENT

21000 ENTERPRISE AVE.
 BROOKFIELD, WISCONSIN

SHEET INDEX

1 OF 1 TITLE SHEET SITE

OWNER

MR. BILL BARRY

BUILDING INFO

PRIMARY BUILDING USE = MANUFACTURING & FABRICATION
 BUILDING CONST. TYPE = 3B
 SPRINKLERED = YES

AD'S ARCHITECTURAL DEVELOPMENT SERVICES INC.
 1000 WEST HUNTER CIRCLE SUITE 200
 BROOKFIELD, WI 53005
 (262) 781-1710

DESIGNED BY: E. THOMAS
 DRAWN BY: KALK
 CHECKED: E. THOMAS

COMPLETION DATE: 12/26/09
 REVISIONS: 1/2/10
 1/2/10
 1/2/10

JOB NUMBER: 133614-D
 SHEET NO.: 1 OF 1